

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-019-001-00   | 2026 Est. T.C.V.    | FREEMAN FAMILY COTTAGE TRUST |
| Property Class: 402 |                     | S WHEELER RD                 |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L235 P212 L569 P497/01 NE 1/4 OF NE 1/4 SEC 19 T29N R13W 40 A.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 40.00 | Acres       | 14000 | 100  |       |                         | 560,000 |
|                      |          | 40.00 | Total Acres |       |      |       | Total Est. Land Value = | 560,000 |

|                                                                           |   |         |
|---------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-019-001-00                                           | = | 560,000 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 04/23/2013 for 185,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                |   |         |
| 280,000 280,000 280,000 113,667 2.70                                      |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses              |   |         |
| 0 0 0 0 3,069 0                                                           |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                      |   |         |
| 280,000 280,000 280,000 116,736 116,736 0                                 |   |         |

45-006-019-002-02  
 Property Class: 402  
 Map #: 1

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

LEELANAU CONSERVANCY INC  
 S WHEELER RD  
 GLEN ARBOR, MI 49636

L230 P574 L355 P193-195/92 L925 P804/06 W 1/2 OF NE 1/4 SEC 19 T29N R13W 80  
 A.  
 COMBINED ON 12/15/2022 FROM 006-019-002-00, 006-019-002-01;

SPLIT/COMB. ON 12/15/2022 COMPLETED 12/15/2022 TIM COUNTY TREASURER REQUEST  
 COMBINE UNDIVIDED INT SPLITS;  
 PARENT PARCEL(S): 006-019-002-00, 006-019-002-01;  
 CHILD PARCEL(S): 006-019-002-02;  
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# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value     |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 80.00 | Acres       | 14000 | 100  |       |                         | 1,120,000 |
|                      |          | 80.00 | Total Acres |       |      |       | Total Est. Land Value = | 1,120,000 |

|                           |                                                 |        |              |
|---------------------------|-------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V.          | 006-019-002-02                                  | =      | 0            |
| Est. TCV/Total Floor Area | = 0.00, Most recent sale 12/11/2023 for 725,000 |        |              |
| 2025 Assessed             | MBOR                                            | S.E.V. | Base for Cap |
| 0                         | 0                                               | 0      | 0            |
| 2026                      | New Eq. Adjustment                              | Loss   | Additions    |
| 0                         | 0                                               | 0      | 0            |
| 2026 Assessed             | MBOR                                            | S.E.V. | Capped       |
| 0                         | 0                                               | 0      | 0            |

IRM 2.70  
 Tax Adjustment 0  
 Losses 0  
 ->Taxable<- PRE/MBT 0

45-006-019-003-00  
 Property Class: 402  
 Map #: 1

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

LEELANAU CONSERVANCY INC  
 S MILLER HILL RD  
 GLEN ARBOR, MI 49636

L272 P346 L274 P42-45 E 1/2 OF SE 1/4 & SE 1/4 OF NE 1/4 SEC 19 T29N R13W 120  
 A.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth       | Front | Depth | Rate | %Adj. | Reason                  | Value     |
|----------------------|----------|-------------|-------|-------|------|-------|-------------------------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 120.00      | Acres | 14000 | 100  |       |                         | 1,680,000 |
|                      | 120.00   | Total Acres |       |       |      |       | Total Est. Land Value = | 1,680,000 |

2026 Est. T.C.V. 006-019-003-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-019-004-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L199 P297 L184 P83 L332 P978-980/91 SW 1/4 OF SW 1/4 & S 30 A OF SE 1/4 OF SW 1/4 & GOVT LOT 4 ALSO GOVT LOT 3 LYING W OF CO RD ALSO KNOWN AS MILLER HILL ROAD SEC 19 T28N R13W 109 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value     |
|----------------------|----------|-------------|-------|-------|-------------------------|-------|--------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 109.00      | Acres | 14000 | 100                     |       |        | 1,526,000 |
|                      | 109.00   | Total Acres |       |       | Total Est. Land Value = |       |        | 1,526,000 |

|                                                                           |      |                |
|---------------------------------------------------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-019-004-00                                           | =    | 0              |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 04/27/1978 for 207,000 |      |                |
| 2025 Assessed                                                             | MBOR | S.E.V.         |
| 0                                                                         | 0    | 0              |
|                                                                           |      | Base for Cap   |
|                                                                           |      | IRM            |
|                                                                           |      | 2.70           |
| 2026 New Eq. Adjustment                                                   | Loss | Additions      |
| 0                                                                         | 0    | 0              |
|                                                                           |      | Tax Adjustment |
|                                                                           |      | 0              |
| 2026 Assessed                                                             | MBOR | S.E.V.         |
| 0                                                                         | 0    | 0              |
|                                                                           |      | Capped         |
|                                                                           |      | ->Taxable<-    |
|                                                                           |      | 0              |
|                                                                           |      | PRE/MBT        |
|                                                                           |      | 0              |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-019-004-11   | 2026 Est. T.C.V.    | LEELANAU CONSERVANCY INC |
| Property Class: 402 |                     | S MILLER HILL RD         |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L332 P978-980/92 S 990 FT OF SW 1/4 OF SE 1/4 SEC 19 T29N R13W 30 A M/L. & L268  
 P384 L274 P42-45 N 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 SEC 19 T29N R13W 10 A M/L.  
 TOTALING 40 A

SPLIT/COMBINED ON 06/19/2015 FROM 006-019-004-10, 006-019-011-00 FOR QFP

Split/Comb. on 06/19/2015 completed 06/19/2015 TIM COMBINE FOR QFP;  
 Parent Parcel(s): 006-019-004-10, 006-019-011-00;  
 Child Parcel(s): 006-019-004-11;

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SEE PLANNING COMMITTEE APPROVAL FOR SIDE YARD REQUIREMENT REMOVAL ON  
 COMBINATION

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 40.00 | Acres       | 14000 | 100  |       |                         | 560,000 |
|                      |          | 40.00 | Total Acres |       |      |       | Total Est. Land Value = | 560,000 |

|                             |                                       |           |                |
|-----------------------------|---------------------------------------|-----------|----------------|
| 2026 Est. T.C.V.            | 006-019-004-11                        | =         | 0              |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 02/26/2016 for | 3,041,949 |                |
| 2025 Assessed               | MBOR                                  | S.E.V.    | Base for Cap   |
| 0                           | 0                                     | 0         | 0              |
|                             |                                       |           | 2.70           |
| 2026 New Eq. Adjustment     | Loss                                  | Additions | Tax Adjustment |
| 0                           | 0                                     | 0         | 0              |
| 2026 Assessed               | MBOR                                  | S.E.V.    | Capped         |
| 0                           | 0                                     | 0         | 0              |
|                             |                                       |           | ->Taxable<-    |
|                             |                                       |           | PRE/MBT        |
|                             |                                       |           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-019-005-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L253 P667 L709 P998/03 L860 P525/05 L862 P227/05 N 1/2 OF N 1/2 OF SE 1/4 OF SW  
1/4 SEC 19 T29N R13W 10 A

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth       | Front | Depth | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------------|-------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 10.00       | Acres | 14000 | 100  |       |                         | 140,000 |
|                      | 10.00    | Total Acres |       |       |      |       | Total Est. Land Value = | 140,000 |

|                                                                          |      |                |
|--------------------------------------------------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-019-005-00                                          | =    | 0              |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 12/18/2015 for 60,000 |      |                |
| 2025 Assessed                                                            | MBOR | S.E.V.         |
| 0                                                                        | 0    | 0              |
|                                                                          |      | Base for Cap   |
|                                                                          |      | IRM            |
|                                                                          |      | 2.70           |
| 2026 New Eq. Adjustment                                                  | Loss | Additions      |
| 0                                                                        | 0    | 0              |
|                                                                          |      | Tax Adjustment |
|                                                                          |      | 0              |
| 2026 Assessed                                                            | MBOR | S.E.V.         |
| 0                                                                        | 0    | 0              |
|                                                                          |      | Capped         |
|                                                                          |      | ->Taxable<-    |
|                                                                          |      | 0              |
|                                                                          |      | PRE/MBT        |
|                                                                          |      | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-019-008-01   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DC L637 P224 L648 P908/02 TRACT 66-156 NW 1/4 OF SW 1/4 ALSO PRT GOVT LOT 3  
 LYING E OF CO RD EXC PRT GOVT LOT 3 BEG NW COR SD GOVT LOT TH SLY & SELY ALG ELY  
 R/W MILLER RD TO S LN GOVT LOT 3 TH ELY ALG SLY LN GOVT LOT 3 100 FT TH NLY TO  
 POINT 100 FT ELY OF R/W MILLER HILL RD TH W 100 FT TO POB SEC 19 T29N R13W.  
 63.86 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------------------|-------|-------|-------------------------|-------|--------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 63.86 Acres       | 14000 | 100   |                         |       |        | 894,040 |
|                      |          | 63.86 Total Acres |       |       | Total Est. Land Value = |       |        | 894,040 |

2026 Est. T.C.V. 006-019-008-01 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-019-008-10   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L272 P668&669 2/87 PRT GOVT LOT 3 BEG NW COR SD GOVT LOT TH SLY & SELY ALG ELY  
 R/W MILLER RD TO SLN GOVT LOT 3 TH ELY ALG SLY LN GOVT LOT 3 100 FT TH NLY TO  
 POINT 100 FT ELY OF R/W MILLER HILL RD TH W 100 FT TO POB SUBJECT TO EASEMENTS  
 SEC 19 T29N R13W 3.0 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                                                              | Frontage | Depth       | Front  | Depth                   | Rate | %Adj. | Reason | Value  |
|--------------------------------------------------------------------------|----------|-------------|--------|-------------------------|------|-------|--------|--------|
|                                                                          | 1306.80  | 100.00      | 1.0000 | 0.0000                  | 0    | 100*  |        | 0      |
| 4019 SEC 1 PRT OF>80                                                     | 14000    | 3.00        | Acres  | 14000                   | 100  |       |        | 42,000 |
| * denotes lines that do not contribute to the total acreage calculation. |          |             |        |                         |      |       |        |        |
| 1307 Actual Front Feet,                                                  | 3.00     | Total Acres |        | Total Est. Land Value = |      |       |        | 42,000 |

2026 Est. T.C.V. 006-019-008-10 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-019-009-00   | 2026 Est. T.C.V.    | LEELANAU CONSERVANCY INC |
| Property Class: 402 |                     | S MILLER HILL RD         |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L268 P384 L274 P42-45 NW 1/4 & NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4 SEC 19 T29N  
R13W 240 A M/L.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth       | Front | Depth | Rate | %Adj. | Reason                  | Value     |
|----------------------|----------|-------------|-------|-------|------|-------|-------------------------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 240.00      | Acres | 14000 | 100  |       |                         | 3,360,000 |
|                      | 240.00   | Total Acres |       |       |      |       | Total Est. Land Value = | 3,360,000 |

2026 Est. T.C.V. 006-019-009-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-019-010-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 1            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L268 P212 10-2-86 GOVT LOTS 1 & 2 SEC 19 T29N R13W 59 A.

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 59.00 | Acres       | 14000 | 100  |       |                         | 826,000 |
|                      |          | 59.00 | Total Acres |       |      |       | Total Est. Land Value = | 826,000 |

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2026 Est. T.C.V. 006-019-010-00

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-030-001-01   | 2026 Est. T.C.V.    | LEELANAU CONSERVANCY INC |
| Property Class: 402 |                     | W CHENEY RD              |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L262 P830/86 L274 P42/87 NW 1/4 OF NE 1/4 SEC 30 T29N R13W 40 A M/L.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 40.00 | Acres       | 14000 | 100  |       |                         | 560,000 |
|                      |          | 40.00 | Total Acres |       |      |       | Total Est. Land Value = | 560,000 |

|                                                                             |   |   |
|-----------------------------------------------------------------------------|---|---|
| 2026 Est. T.C.V. 006-030-001-01                                             | = | 0 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949 |   |   |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |   |
| 0 0 0 0 2.70                                                                |   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |   |
| 0 0 0 0 0 0                                                                 |   |   |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |   |
| 0 0 0 0 0 0                                                                 |   |   |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-030-002-00   | 2026 Est. T.C.V.    | VANDERKWAAK LLOYD C & VICKI L |
| Property Class: 402 |                     | W CHENEY RD                   |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

PRT OF SW 1/4 OF NE 1/4 BEG 321.42 FT E OF SW COR OF SW 1/4 OF NE 1/4 TH E  
 206.58 FT TH N 43 DEG W 297 FT TH S 214.5 FT TO POB SEC 30 T29N R13W 0.5 A.

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

\* Factors \*

TRIANGLE

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason                                     | Value  |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------------------------------------------|--------|
| A 100' @ 600/FF        | 104.71   | 208.00      | 0.9840 | 0.8492 | 600                     | 100   | TRIANGLE SHAPE - IRREG BLDG SETBACK ISSUES | 52,499 |
| 105 Actual Front Feet, | 0.50     | Total Acres |        |        | Total Est. Land Value = |       |                                            | 52,499 |

2026 Est. T.C.V. 006-030-002-00 = 52,499

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/20/2017 for 14,500

|                         |        |           |                |                     |
|-------------------------|--------|-----------|----------------|---------------------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM                 |
| 26,400                  | 26,400 | 26,400    | 8,524          | 2.70                |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses              |
| 0                       | -200   | 0         | 230            | 0                   |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 26,200                  | 26,200 | 26,200    | 8,754          | 8,754               |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-030-003-01   | 2026 Est. T.C.V.    | KOSKAMP MELANIE & ZIERK MARIA |
| Property Class: 401 |                     | 3483 W CHENEY RD              |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

SPLIT ON 12/31/2022 FROM 006-030-003-00:

PARCEL "A": (AS SURVEYED)

A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION, THENCE NORTH 86°56'37" WEST, 1315.43 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST 1/8 LINE; THENCE CONTINUING ALONG THE EAST-WEST 1/4 LINE AS MONUMENT NORTH 86°54'50" WEST, 762.66 FEET TO THE CENTERLINE OF CHENEY ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES SOUTH 39°27'19" EAST, 135.72 FEET; THENCE 83.62 FEET ALONG THE ARC OF A 20507.70 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING SOUTH 38°58'59" EAST, 83.62 FEET; THENCE SOUTH 85°50'52" WEST, 697.49 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE ALONG SAID LINE NORTH 02°02'17" EAST, 250.00 FEET TO THE EAST-WEST 1/4 LINE; THENCE ALONG SAID LINE SOUTH 86°54'50" EAST, 548.71 FEET TO THE CENTERLINE OF CHENEY ROAD AND THE POINT OF BEGINNING.

CONTAINING 3.01 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF CHENEY ROAD

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENT OF RECORD IF ANY.

Split/Comb. on 12/31/2022 completed 12/31/2022 TIM ;

Parent Parcel(s): 006-030-003-00;

Child Parcel(s): 006-030-003-01, 006-030-003-02;

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 250.00   | 524.46 | 0.7256 | 1.0701 | 600  | 100   |                         | 116,473 |
| 250 Actual Front Feet, 3.01 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 116,473 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10  | 360  | 50     | 1,278      |
| Wood Frame                                          | 30.07 | 96   | 50     | 1,443      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,721      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2024

(11) Heating System: Radiant (in-floor)

Ground Area = 880 SF Floor Area = 880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 880    |          |            |
|         |          |             | Total: | 129,807  | 128,510    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| Separate Shower    | 1 | 1,336 | 1,323 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 29 | 1,034 | 1,024 |
| CCP (1 Story) | 24 | 1,209 | 1,197 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 674 | 32,898 | 32,569 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |

Parcel Number: 45-006-030-003-01

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,992 |
|-------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 184,274 | 182,432 |
|---------|--|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 401,350

2026 Est. T.C.V. 006-030-003-01

= 520,544

Est. TCV/Total Floor Area = 591.53

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 222,000                 | 222,000 | 222,000 | 164,500      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 13,700                  | 24,600  | 0       | 13,700       | 4,441          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 260,300                 | 260,300 | 260,300 | 182,641      | 182,641        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-030-003-02   | 2026 Est. T.C.V.    | KOSKAMP MELANIE & ZIERK MARIA |
| Property Class: 402 |                     | W CHENEY RD                   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

SPLIT ON 12/31/2022 FROM 006-030-003-00;

PARCEL #006-030-003-00 REMAINDER: (AS SURVEYED)

A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION, THENCE NORTH 86°56'37" WEST, 1315.43 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST 1/8 LINE; THENCE CONTINUING ALONG THE EAST-WEST 1/4 LINE AS MONUMENT NORTH 86°54'50" WEST, 762.66 FEET TO THE CENTERLINE OF CHENEY ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES SOUTH 39°27'19" EAST, 135.72 FEET; THENCE 83.62 FEET ALONG THE ARC OF A 20507.70 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING SOUTH 38°58'59" EAST, 83.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE 448.88 FEET ALONG THE ARC OF A 20507.70 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING SOUTH 38°14'21" EAST, 448.87 FEET; THENCE NORTH 87°30'33" WEST, 299.29 FEET; THENCE SOUTH 19°15'54" EAST, 545.15 FEET; THENCE NORTH 87°30'34" WEST, 882.41 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE ALONG SAID LINE NORTH 02°02'17" EAST, 765.81 FEET; THENCE NORTH 85°50'52" EAST, 697.49 FEET TO THE CENTERLINE OF CHENEY ROAD AND THE POINT OF BEGINNING. CONTAINING 15.02 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF CHENEY ROAD

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENT OF RECORD IF ANY.

Split/Comb. on 12/31/2022 completed 12/31/2022 TIM ;

Parent Parcel(s): 006-030-003-00;

Child Parcel(s): 006-030-003-01, 006-030-003-02;

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#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front             | Depth | Rate  | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------------|-------|-------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 15.20 Acres       |       | 14000 | 100   |                         | 212,800 |
|                  |          |       | 15.20 Total Acres |       |       |       | Total Est. Land Value = | 212,800 |

2026 Est. T.C.V. 006-030-003-02 = 212,800

Est. TCV/Total Floor Area = 241.82

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 106,400       | 106,400        | 106,400 | 67,427       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 1,820          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 106,400       | 106,400        | 106,400 | 69,247       | 69,247         | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-030-003-10   | 2026 Est. T.C.V.    | SHEFFER GARY G & VELMA TRUST |
| Property Class: 401 |                     | 3322 W CHENEY RD             |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L399 P609-610 L400 P424-426 L519 P364/99 PRT SW 1/4 OF NE 1/4 LYING NELY OF W CHENEY RD PRT NW 1/4 OF SE 1/4 LYING NELY W CHENEY RD PRT SE 1/4 OF NW 1/4 LYING NELY W CHENEY RD PRT S 1/2 OF W 1/2 OF NW 1/4 LYING NELY W CHENEY RD SEC 30 T29N R13W.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------------------|-------|-------|-------------------------|-------|--------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 58.77 Acres       | 14000 | 100   |                         |       |        | 822,766 |
|                      |          | 58.77 Total Acres |       |       | Total Est. Land Value = |       |        | 822,766 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 9800 | 0      | 0          |
| Wood Frame                                          | 25.45    | 192  | 50     | 2,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,443      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2400 SF Floor Area = 3000 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,400  |          |            |
|            |          |             | Total: | 371,244  | 222,728    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 420 | 6,619 | 3,971 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 322    |
| Base Cost   | 1536 | 37,048 | 22,229 |

Class: C Exterior: Pole (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 576 | 16,428 | 9,857 |
| Door Opener | 1   | 537    | 322   |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 768 | 26,888 | 16,133 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,556 |
|----------------|---|-------|-------|

##### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 1277 | 39,613 | 23,768 |
|---------------|------|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 520,921 | 312,534 |
|---------|---------|---------|

Notes:



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 ECF (4031 RURAL) 2.200 => TCV: 687,575
 

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2026 Est. T.C.V. 006-030-003-10 = 1,517,784

Est. TCV/Total Floor Area = 505.93

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 701,700       | 701,700        | 701,700 | 206,704      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 57,200         | 0       | 0            | 5,581          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 758,900       | 758,900        | 758,900 | 212,285      | 212,285        | 212,285 |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-030-003-20   | 2026 Est. T.C.V.    | VANDERKWAAK LLOYD C & VICKI L |
| Property Class: 401 |                     | 3577 W CHENEY RD              |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L348 P36 L423 P52-53 L549 P684/00 COM CENTER SEC 30 FOR POB TH E ON 1/4 LN  
 321.42 FT TH N 215 FT M/L TO C/L CHENEY RD TH NWLY ALG C/L SD RD TO N-S 1/4 LN  
 SD SEC TH S 360.75 FT M/L TO POB SEC 30 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 321.42   | 271.05 | 0.6645 | 0.9073 | 600  | 100   |                         | 116,277 |
| 321 Actual Front Feet, 2.00 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 116,277 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1500 | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31     | 400  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1992

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories                              | Exterior  | Foundation | Size    | Cost New | Depr. Cost |
|--------------------------------------|-----------|------------|---------|----------|------------|
| Other Additions/Adjustments          |           |            |         |          |            |
| Garages                              |           |            |         |          |            |
| Class: C Exterior: Pole (Unfinished) |           |            |         |          |            |
|                                      | Base Cost |            | 768     | 20,168   | 14,118     |
|                                      |           |            | Totals: | 20,168   | 14,118     |

Notes:

ECF (4031 RURAL) 2.200 => TCV: 31,060

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1006 SF Floor Area = 1006 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,006  |          |            |
|         |          |            | Total: | 184,513  | 175,280    |

Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 4,782  | 4,543  |
| Water Well, 200 Feet | 1 | 10,774 | 10,235 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 240 | 6,600 | 6,270 |
| WPP           | 237 | 5,266 | 5,003 |
| WCP (1 Story) | 100 | 5,124 | 4,868 |

#### Built-Ins

Parcel Number: 45-006-030-003-20

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|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 2,767   | 2,629   |
| Fireplaces       |   |         |         |
| Wood Stove       | 1 | 2,552   | 2,424   |
| Totals:          |   | 223,829 | 212,630 |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 467,786

2026 Est. T.C.V. 006-030-003-20 = 620,123  
 Est. TCV/Total Floor Area = 616.42, Most recent sale 05/17/2017 for 69,900  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 273,100 273,100 273,100 147,515 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 37,000 0 0 3,982 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 310,100 310,100 310,100 151,497 151,497 151,497

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-030-003-30   | 2026 Est. T.C.V.    | CARPENTER BRIANNE L & PEPPER ADAM J |
| Property Class: 402 |                     | W CHENEY RD                         |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

L368 P591 L402 P41/95 PRT NW 1/4 OF SE 1/4 SEC 30 BEG SW COR THEREOF TH E 1320 FT M/L TO SE COR THEREOF TH N TO C/L CHENEY RD TH DUE W 130 FT TH DUE S TO POINT 310 FT N OF S LN OF NW 1/4 OF SE 1/4 TH W 1190 FT M/L TO N-S 1/4 LN THS TO POB SEC 30 T29N R13W 10 A M/L.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          | 10.00 | Acres       | 14000 | 100  |       |                         | 140,000 |
|                  |          | 10.00 | Total Acres |       |      |       | Total Est. Land Value = | 140,000 |

2026 Est. T.C.V. 006-030-003-30 = 140,000

Est. TCV/Total Floor Area = 139.17, Most recent sale 01/28/2021 for 95,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 70,000                  | 70,000 | 70,000    | 44,951         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,213          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 46,164         | 46,164      | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-030-003-40   | 2026 Est. T.C.V.    | RANDOLPH RYAN & CHRISTINA |
| Property Class: 401 |                     | 3245 W CHENEY RD          |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L397 P81-83/94 L736 P97/03 PRT OF NW 1/4 OF SE 1/4 SEC 30 COM E 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89 DEG 58'0" W 1315.32 FT TH ALG E 1/8 LN S 01 DEG 04'10" E 1002.37 FT TH S 89 DEG 27'10" W 130 FT TO POB TH S 89 DEG 27'10" W 300 FT TH N 22 DEG 17'45" W 545.03 FT TH N 89 DEG 27'10" E 300 FT TH ALG C/L CHENEY RD S 41 DEG 10'0" E 247.32 FT TH ALG SD C/L ON ARC OF 242 FT RAD CRV TO LEFT 52.68 FT (CH-S 47 DEG 24'0" E 52.58 FT) TH S 01 DEG 04'10" E 282.56 FT TO POB SEC 30 T29N R13W 4.11 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 300.00   | 596.77      | 0.6808 | 1.1052 | 600        | 100   |              | 135,431 |
| 300 Actual Front Feet, | 4.11     | Total Acres |        |        | Total Est. |       | Land Value = | 135,431 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| D/W/P: Asphalt Paving                    | 3.16     | 3900 | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 5,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1700 SF Floor Area = 1718 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,700 |          |            |
| 1 Story | Siding   | Overhang   | 18    |          |            |
|         |          | Total:     |       | 292,079  | 248,256    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1302 | 25,181 | 21,404 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,364  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |
| Separate Shower    | 1 | 1,336 | 1,136 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 224 | 11,924 | 10,135 |
| WCP (1 Story)  | 156 | 7,279  | 6,187  |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 864 | 39,355 | 33,452 |
| Door Opener | 1   | 537    | 456    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 29,341 | 24,940 |
| Door Opener | 2   | 1,075  | 914    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Parcel Number: 45-006-030-003-40

Page: 2

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,537 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 443,263 | 376,763 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 828,879

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|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-030-003-40 | = | 969,310 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 564.21, Most recent sale 02/06/2023 for 834,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 422,700                 | 422,700 | 422,700   | 422,700        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 62,000  | 0         | 11,412         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 484,700                 | 484,700 | 484,700   | 434,112        | 434,112     | 434,112 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-004-01   | 2026 Est. T.C.V.    | KI CORP              |
| Property Class: 402 |                     | W CHENEY RD          |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THEN NORTHEAST QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN A RBOR TOWNSHIP, LEELANAU COMTY , MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 °47'29" WEST, 758. 00 FEET ALONG THE EAST LINE OF SAID SECTION 30 AND THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 86° 38'51" WEST, 1,317.76 FEET ALONG THE NORTH LIRIE OF THE SOUTH 34 RODS OF THE NORTHEAST OF THE SOUTHEAST QUARTER OF SAID SECTION 30 THENCE NORTH 01 °57'54" EAST, 751. 37 FEET ALONG THE EAST ONE-EIGHTH LINE AS MONUMENTED TO A POINT ON THE EAST-WEST ONE-QUARTER LINE; THENCE NORTH 01 °56'40" EAST, 1, 321.08 FEET ALONG SAID ONE-EIGHTH LINE AS MONUMENTED; THENCE SOUTH 86°46'44" EAST, 1,309.57 FEET ALONG THE NORTH ONE-EIGHTH LINE AS MONUMENTED; THENCE SOUTH 01°41 '29" WEST, 1,317.67 FEET ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF WHEELER ROAD TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 62.54 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF WHEELER ROAD OVER THE EASTERLY 33' THEREOF AND CHENEY ROAD OVER A SOUTHERLY PORTION THEREOF. SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS, IF ANY SPLIT ON 08/20/2015 FROM 006-030-004-00; AND 8/20/2015 3 OF THE 62.54 ACRES ASSESSED ON 030-004-02 FOR ADMINISTRATIVE QFP & ZONING. TOTALING 59.54 ACRES FOR QFP

FORMERLY L262 P830 L274 P42 E 1/2 OF NE 1/4 EXC N 660 FT THEREOF ALSO N 46 RODS OF NE 1/4 OF SE 1/4 SEC 30 T29N R13W 83 A M/L.

Split/Comb. on 08/20/2015 completed 08/20/2015 TIM SPLIT FOR SALE ;  
 Parent Parcel(s): 006-030-004-00;  
 Child Parcel(s): 006-030-004-01, 006-030-004-09;  
 -----

SEE PLANNING COMMITTEE APPROVAL FOR SIDE YARD REQUIREMENT REMOVAL ON COMBINATION

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate                    | %Adj.    | Reason | Value   |
|----------------------|----------|-------------------|-------|-------|-------------------------|----------|--------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 56.98 Acres       | 14000 | 100   | QPR                     |          |        | 797,720 |
| 4019 SEC 1 ROW \$0/A |          | 1.57 Acres        | 0     | 100   | WHEELER RD 33'*         | 2075.67' |        | 0       |
| 4019 SEC 1 ROW \$0/A |          | 0.99 Acres        | 0     | 100   | CHENEY RD 33'*          | 1317.67' |        | 0       |
|                      |          | 59.54 Total Acres |       |       | Total Est. Land Value = |          |        | 797,720 |

2026 Est. T.C.V. 006-030-004-01 = 797,720

Est. TCV/Total Floor Area = 464.33

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 398,900                 | 398,900 | 398,900   | 114,195        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0       | 0         | 3,083          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 398,900                 | 398,900 | 398,900   | 117,278        | 117,278     | 117,278 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-004-02   | 2026 Est. T.C.V.    | KI CORP              |
| Property Class: 401 |                     | 3130 W CHENEY RD     |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

8/2015 PART OF 030-004-01 ASSESSMENT OF BUILDINGS ON QUALIFIED FOREST PROPERTY. THREE UNDIVIDED ACRES ASSESSED WITH THE BUILDING FOR COMPLIANCE WITH QFP & CURRENT ZONING STANDARDS. 8/8/2014 STATE TAX COMMISSION PROCEDURAL LETTER, NOT A SPLIT.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 3.00  | Acres       | 14000 | 100  |       |                         | 42,000 |
|                      |          | 3.00  | Total Acres |       |      |       | Total Est. Land Value = | 42,000 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| D/W/P: 3.5 Concrete                      | 7.73     | 72   | 0                 | 0          |
| D/W/P: Asphalt Paving                    | 3.68     | 3300 | 0                 | 0          |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100               | 5,000      |
| Total Estimated Land Improvements        |          |      |                   | 5,000      |
|                                          |          |      | True Cash Value = | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1681 SF Floor Area = 3644 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 732  |          |            |
| 2 Story | Siding   | Basement    | 949  |          |            |
| 1 Story | Siding   | Overhang    | 282  |          |            |
|         |          | Total:      |      | 552,530  | 414,395    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,916 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 219 | 11,918 | 8,938  |
| CSEP (1 Story) | 249 | 13,859 | 10,394 |
| CCP (1 Story)  | 42  | 1,778  | 1,333  |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 50 | 1,826 | 1,369 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 564 | 28,533 | 21,400 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,954 |
| Door Opener         | 2   | 1,343  | 1,007  |

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 784 | 35,907 | 26,930 |
| Door Opener | 1   | 672    | 504    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|



Parcel Number: 45-006-030-004-02

Page: 2

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,756 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 684,873 | 513,650 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 1,130,030

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-030-004-02 | = | 1,177,030 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 323.00

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 490,300                 | 490,300 | 490,300   | 164,595        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 98,200  | 0         | 4,444          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 588,500                 | 588,500 | 588,500   | 169,039        | 169,039     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-030-004-10   | 2026 Est. T.C.V.    | LEELANAU CONSERVANCY INC   |
| Property Class: 402 |                     | 6069 S WHEELER RD REC AREA |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L262 P830 L274 P42 N 660 FT OF E 1/2 OF NE 1/4 SEC 30 T29N R13W 20 A M/L.  
AND

COMBINE FOR QFP & ASSESSMENT WITH 030-004-09 (SPLIT FROM 030-004-00) DESCRIBED AS A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER, S ECTION 30, TOWN 29N ORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST COMER OF SAID S ECTION 30; THENCE SOUTH 01°41 '29" WEST, 660.27 FEET ALONG THE EAST LINE OF SAID SECTION; THENCEN ORTH 86°40'49" WEST, 1,307.60 FEE T ALONG THE SOUTH LINE OF THEN ORTH 660 FEET OFTHE NORTHE AST ONE- QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION; THENCE SOUTH 01 °52'07" WEST, 659.61 FEET ALONG THE EAST ONE-EIGHTH LINE A S MONUME TED; THENCE SOUTH 86°46'44" EA ST, 1, 309.57 FEET ALONG THE NORTH ONE-EIGHTH LINE AS MONUMENTED; THENCE NORTH 01°41 '29" EAST, 657.40 FEET A LONG THE EAST LINE OF SAID S ECTION AND THE CENTERLINE OF WHEELER ROAD TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 19.78 ACRES, MORE OR LESS. SUBJECT TO WHEELER ROAD OVER THE EASTERLY 33 FE ET THEREOF SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS, IF ANY .

8/2015 COMBINED WITH NEWLY CREATED 030-004-09 (SPLIT FROM 030-004-00) FOR QFP

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------------------|-------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 PRT OF>80 | 14000    | 39.78 Acres       | 14000 | 100   |      |       |                         | 556,920 |
|                      |          | 39.78 Total Acres |       |       |      |       | Total Est. Land Value = | 556,920 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 20.81 | 100  | 50     | 1,040      |
| D/W/P: Crushed Rock        | 2.53  | 3000 | 50     | 3,795      |

#### Ad-Hoc Unit-In-Place Items

| Description                       | Rate  | Size | % Good | Cash Value               |
|-----------------------------------|-------|------|--------|--------------------------|
| /CI16/YARI/PATR/PICSA             | 43.90 | 736  | 100    | 32,310                   |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 37,145 |

2026 Est. T.C.V. 006-030-004-10 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|------|-----------|----------------|---------------------|
| 0                       | 0    | 0         | 0              | 2.70                |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses              |
| 0                       | 0    | 0         | 0              | 0                   |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 0                       | 0    | 0         | 0              | 0                   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-005-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L199 P297 4-28-78 NE 1/4 OF NW 1/4 ALSO PRT BEG SE COR OF W 1/2 OF NE 1/4 OF NW 1/4 TH W TO A PT N 87 DEG 52' 09" W 2465.16 FT & S 01 DEG 04' 23" W 1324.17 FT FROM N 1/4 COR TH N 601.35 FT TH N 87 DEG 52' 12" W 430.99 FT TO A PT 50.41 FT W OF WLY R/W LN OF MILLER HILL RD TH N 05 DEG 12' 57" W 417.95 FT TH N 19 DEG 32' 56" W 327.87 FT TO N SEC LN TH E ALG SD LN TO NE COR OF NW 1/4 OF NW 1/4 TH SELY TO POB SEC 30 T29N R13W 78.594 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate | %Adj. | Reason                  | Value     |
|----------------------|----------|-------------------|-------|-------|------|-------|-------------------------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 78.59 Acres       | 14000 | 100   |      |       |                         | 1,100,316 |
|                      |          | 78.59 Total Acres |       |       |      |       | Total Est. Land Value = | 1,100,316 |

|                                                                           |                    |        |
|---------------------------------------------------------------------------|--------------------|--------|
| 2026 Est. T.C.V. 006-030-005-00                                           | =                  | 0      |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 04/27/1978 for 207,000 |                    |        |
| 2025 Assessed                                                             | MBOR               | S.E.V. |
| 0                                                                         | 0                  | 0      |
| 2026                                                                      | New Eq. Adjustment | Loss   |
| 0                                                                         | 0                  | 0      |
| 2026 Assessed                                                             | MBOR               | S.E.V. |
| 0                                                                         | 0                  | 0      |

  

|  |              |                |         |
|--|--------------|----------------|---------|
|  | Base for Cap | IRM            |         |
|  | 0            | 2.70           |         |
|  | Additions    | Tax Adjustment | Losses  |
|  | 0            | 0              | 0       |
|  | Capped       | ->Taxable<-    | PRE/MBT |
|  | 0            | 0              | 0       |

US GOVT NATL PARK  
S MILLER HILL RD  
MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \* 115' X 425'

2026 Est. T.C.V. 006-030-005-10 = 0

Est. TCV/Total Floor Area = 0.00

|      |          |                |        |              |                |         |
|------|----------|----------------|--------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|      | 0        | 0              | 0      | 0            | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
|      | 0        | 0              | 0      | 0            | 0              | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
|      | 0        | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-005-20   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L237 P208 L286 P687&688/88 PRT OF GOVT LOT 1 COM N 1/4 COR TH S 01DEG 04' 23" W  
 1324.17 FT TO 1/8 COR TH N 87 DEG 52' 09" W 2465.16 FT ALG 1/8 LN FOR POB TH  
 CONT N 87 DEG 52' 09" W 153.08 FT TO SE COR GOVT LOT 1 TH N 87 DEG 53' 12" W  
 250.93 FT TH N 01 DEG 09' 22" W 131.42 FT TH S 87 DEG 53' 12" E 406.64 FT TH S  
 131.35 FT TO POB SEC 30 T29N R13W.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

131'X408'

| Description          | Frontage | Depth            | Front | Depth | Rate                    | %Adj. | Reason | Value  |
|----------------------|----------|------------------|-------|-------|-------------------------|-------|--------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 1.23 Acres       | 14000 | 100   |                         |       |        | 17,178 |
|                      |          | 1.23 Total Acres |       |       | Total Est. Land Value = |       |        | 17,178 |

2026 Est. T.C.V. 006-030-005-20

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-005-30   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L198 P143 L356 P323-324/93 PRT GOVT LOT 1 COM N 1/4 COR TH N 87 DEG 55' 01" W  
 3068.72 FT ALG N SEC LN FOR POB TH CONT ON SD N LN N 87 DEG 55' 01" W 405.56 FT  
 TH S 04 DEG 13' 15" E 1329.45 FT TO S LN OF GOVT LOT 1 TH ALG SD S LN S 87 DEG  
 53' 12" E 482.28 FT TH N 01 DEG 09' 22" W 395.21 FT TH N 05 DEG 12' 57" W 627.37  
 FT TH N 19 DEG 32' 56" W 327.87 FT TO POB SUBJECT TO EASEMENT L350 P281 SEC 30  
 T29N R13W.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                                                              | Frontage                | Depth       | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|--------------------------------------------------------------------------|-------------------------|-------------|--------|--------|------|-------|---------|---------|
|                                                                          | 1241.00                 | 445.00      | 1.0000 | 0.0000 | 0    | 100*  |         | 0       |
| 4019 SEC 1 PRT OF>80                                                     | 14000                   | 12.68 Acres | 14000  | 100    |      |       |         | 177,492 |
| * denotes lines that do not contribute to the total acreage calculation. |                         |             |        |        |      |       |         |         |
| 1241 Actual Front Feet, 12.68 Total Acres                                | Total Est. Land Value = |             |        |        |      |       | 177,492 |         |

|                                  |                    |        |
|----------------------------------|--------------------|--------|
| 2026 Est. T.C.V. 006-030-005-30  | =                  | 0      |
| Est. TCV/Total Floor Area = 0.00 |                    |        |
| 2025 Assessed                    | MBOR               | S.E.V. |
| 0                                | 0                  | 0      |
|                                  |                    |        |
| 2026                             | New Eq. Adjustment | Loss   |
| 0                                | 0                  | 0      |
|                                  |                    |        |
| 2026 Assessed                    | MBOR               | S.E.V. |
| 0                                | 0                  | 0      |

  

|  |              |                |         |
|--|--------------|----------------|---------|
|  | Base for Cap | IRM            |         |
|  | 0            | 2.70           |         |
|  |              |                |         |
|  | Additions    | Tax Adjustment | Losses  |
|  | 0            | 0              | 0       |
|  |              |                |         |
|  | Capped       | ->Taxable<-    | PRE/MBT |
|  | 0            | 0              | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-030-005-40   | 2026 Est. T.C.V.    | CONNELL RICHARD V & JULIA A |
| Property Class: 402 |                     | S MILLER HILL RD            |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L198 P149 L338 P940-941/92 PRT OF NE 1/4 & GOVT LOT 1 SEC 30 COM N 1/4 COR TH S  
 01 DEG 04' 23" W 1324.17 FT TH N 87 DEG 52' 09" W 2465.16 FT TH N 246.35 FT FOR  
 POB TH N 87 DEG 53' 12" W 408.96 FT TH N 01 DEG 09' 22" W 147.30 FT TH N 05 DEG  
 12' 57" W 93.55 FT TH S 87 DEG 53' 12" E 420.45 FT TH S 240 FT TO POB TOGETHER  
 WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

|                                                                          |          | * Factors * |        | NON-CONFORMING TO ZONING |                               |                                |
|--------------------------------------------------------------------------|----------|-------------|--------|--------------------------|-------------------------------|--------------------------------|
| Description                                                              | Frontage | Depth       | Front  | Depth                    | Rate %Adj. Reason             | Value                          |
|                                                                          | 240.55   | 410.00      | 1.0000 | 0.0000                   | 0 100*                        | 0                              |
| 4019 SEC 1 14000                                                         |          | 2.26 Acres  | 14000  | 100                      | NON-CONFORMING - NEED 3 ACRES | 31,696                         |
| * denotes lines that do not contribute to the total acreage calculation. |          |             |        |                          |                               |                                |
| 241 Actual Front Feet, 2.26 Total Acres                                  |          |             |        |                          |                               | Total Est. Land Value = 31,696 |

|                                                                          |        |                |
|--------------------------------------------------------------------------|--------|----------------|
| 2026 Est. T.C.V. 006-030-005-40                                          | =      | 31,696         |
| Est. TCV/Total Floor Area = 8.70, Most recent sale 07/16/1977 for 17,000 |        |                |
| 2025 Assessed                                                            | MBOR   | S.E.V.         |
| 15,800                                                                   | 15,800 | 15,800         |
|                                                                          |        | Base for Cap   |
|                                                                          |        | IRM            |
|                                                                          |        | 13,591         |
|                                                                          |        | 2.70           |
| 2026 New Eq. Adjustment                                                  | Loss   | Additions      |
| 0                                                                        | 0      | 0              |
|                                                                          |        | Tax Adjustment |
|                                                                          |        | 366            |
|                                                                          |        | 0              |
| 2026 Assessed                                                            | MBOR   | S.E.V.         |
| 15,800                                                                   | 15,800 | 15,800         |
|                                                                          |        | Capped         |
|                                                                          |        | 13,957         |
|                                                                          |        | ->Taxable<-    |
|                                                                          |        | 13,957         |
|                                                                          |        | PRE/MBT        |
|                                                                          |        | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-005-50   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L285 P237&238/88 PRT OF GOVT LOT 1 COM SW COR OF SD GOVT LOT 1 TH S 87 DEG 53' 12" E 482.28 FT TH N 01 DEG 09' 22" W 131.42 FT FOR POB TH CONT N 01 DEG 09' 22" W 115.10 FT TH S 87 DEG 53' 12" E 408.56 FT TH S 00 DEG 48' 27" W 115.0 FT TH N 87 DEG 53' 12" W 406.64 FT TO POB SEC 30 T29N R13W.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

115'X410'

| Description          | Frontage | Depth            | Front | Depth | Rate                    | %Adj. | Reason | Value  |
|----------------------|----------|------------------|-------|-------|-------------------------|-------|--------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 1.08 Acres       | 14000 | 100   |                         |       |        | 15,148 |
|                      |          | 1.08 Total Acres |       |       | Total Est. Land Value = |       |        | 15,148 |

|                                  |      |              |
|----------------------------------|------|--------------|
| 2026 Est. T.C.V. 006-030-005-50  | =    | 0            |
| Est. TCV/Total Floor Area = 0.00 |      |              |
| 2025 Assessed                    | MBOR | S.E.V.       |
| 0                                | 0    | 0            |
| 2026 New Eq. Adjustment          | Loss | Base for Cap |
| 0                                | 0    | 0            |
|                                  |      | IRM          |
|                                  |      | 2.70         |
|                                  |      | 0            |
| 2026 Assessed                    | MBOR | S.E.V.       |
| 0                                | 0    | 0            |
|                                  |      | Capped       |
|                                  |      | 0            |
|                                  |      | ->Taxable<-  |
|                                  |      | 0            |
|                                  |      | PRE/MBT      |
|                                  |      | 0            |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-030-006-02   | 2026 Est. T.C.V.    | KACZMAREK BRIAN N & PAMELA I |
| Property Class: 402 |                     | W CHENEY RD                  |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L403 P136-139 L403 P694 L427 P844-846/96 PRT NW 1/4 SEC 30 COM W 1/4 SEC COR TH  
 S 89 DEG 58' 15" E ALG E-W 1/4 LN 670.89 FT TH N 0 DEG 31' 40" W 1323.47 FT TH S  
 89 DEG 59' 0" E 851.14 FT TO POB TH S 89 DEG 59' 0" E 197.68 FT TH SELY ALG C/L  
 CHENEY RD ON ARC OF 272.84 FT RADIUS CURVE TO RIGHT DISTANCE 52.73 FT CH-S 67  
 DEG 06' 34" E 52.65 FT TH S 1 DEG 40' 20" E 558.67 FT TH S 89 DEG 32' 30" W 7.64  
 FT TH N 70 DEG 07' 30" W 255.70 FT TH N 01 DEG 40' 20" W 492.35 FT TO POB  
 SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 197.68   | 661.07      | 0.7878 | 1.1338 | 600        | 100   |              | 105,943 |
| 198 Actual Front Feet, | 3.00     | Total Acres |        |        | Total Est. |       | Land Value = | 105,943 |

2026 Est. T.C.V. 006-030-006-02 = 105,943

Est. TCV/Total Floor Area = 29.07, Most recent sale 08/06/1996 for 38,500

|               |            |        |              |                |         |  |  |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |  |
| 56,700        | 56,700     | 56,700 | 23,483       | 2.70           |         |  |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |  |
| 0             | -3,700     | 0      | 0            | 634            | 0       |  |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |  |
| 53,000        | 53,000     | 53,000 | 24,117       | 24,117         | 0       |  |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-030-006-10   | 2026 Est. T.C.V.    | GOODENOW LAWRENCE H TRUST |
| Property Class: 401 |                     | 3943 W CHENEY WOODS TRL   |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L267 P871 L557 P140/00 SURVEY L8 P354 L791 P604/04 L868 P843/05 2006 DESC  
 REVISED PRT OF NW 1/4 SEC 30 COM W 1/4 COR SD SEC TH S 89 DEG 58'15" E 670.89 FT  
 ALG E-W 1/4 LN SD SEC TO SE COR GOVT LOT 2 TH S 89 DEG 58'05" E 287.40 FT ALG SD  
 1/4 LN TO SE COR LOT 1 PLAT OF GLENCREST TH ALG ELY LN SD PLAT N 10 DEG 35' 00"  
 W 195.53 FT TH N 25 DEG 23' 15" W 169.86 FT TO POB ALSO BEING NELY COR LOT 2 SD  
 PLAT TH N 40 DEG 35' 10" W 278.40 FT TH N 68 DEG 23' 25" E 140.97 FT ALG C/L  
 EXISTING EASEMENT TH N 89 DEG 37' 35" E 197.96 FT TH N 86 DEG 54' 51" E 324.97  
 FT TH S 46 DEG 59' 54" E 55.69 FT TH S 1 DEG 10' 12" E 103.70 FT TH S 17 DEG 38'  
 26" W 96.45 FT TH S 88 DEG 17' 47" W 112.27 FT TH S 88 DEG 17' 47" W 225 FT TH S  
 75 DEG 29' 13" W 153.78 FT TO POB TOGETHER W/SUBJECT TO EASEMENTS SEC 30 T29N  
 R13W 3.30 A M/L.

01/16/2006 TWO NEW PARCELS CREATED. 006-030-006-11 & 006-030-006-12

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 258.30   | 556.52 | 0.7174 | 1.0861 | 600  | 100   |                         | 120,750 |
| 258 Actual Front Feet, 3.30 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 120,750 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 39.66    | 80   | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 10.45    | 576  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.53     | 1500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1334 SF Floor Area = 1668 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,334  |          |            |
|            |          |            | Total: | 308,743  | 246,994    |

Other Additions/Adjustments

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 36 | 1,650 | 1,320 |
|--------------|----|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 8,704 |
| Water Well, 100 Feet | 1 | 6,514  | 5,211 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 154 | 16,858 | 13,486 |
| WPP            | 120 | 4,450  | 3,560  |
| CCP (1 Story)  | 112 | 4,299  | 3,439  |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 480 | 32,808 | 26,246 |
| Common Wall: 2 Wall | 1   | -6,121 | -4,897 |
| Door Opener         | 2   | 1,343  | 1,074  |

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

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|                                       |     |         |         |
|---------------------------------------|-----|---------|---------|
| Base Cost                             | 480 | 27,850  | 22,280  |
| Door Opener                           | 1   | 672     | 538     |
| Class: BC Exterior: Pole (Unfinished) |     |         |         |
| Base Cost                             | 480 | 19,075  | 15,260  |
| Door Opener                           | 1   | 672     | 538     |
| Built-Ins                             |     |         |         |
| Appliance Allow.                      | 1   | 3,976   | 3,181   |
| Fireplaces                            |     |         |         |
| Interior 1 Story                      | 1   | 6,917   | 5,534   |
| Totals:                               |     | 449,438 | 359,550 |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 791,010

|                                                                             |         |           |                |             |         |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|---------|
| 2026 Est. T.C.V. 006-030-006-10                                             |         |           |                |             | =       | 914,260 |
| Est. TCV/Total Floor Area = 548.12, Most recent sale 09/07/2018 for 400,000 |         |           |                |             |         |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |         |
| 395,800                                                                     | 395,800 | 395,800   | 227,764        | 2.70        |         |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |         |
| 0                                                                           | 61,300  | 0         | 0              | 6,149       | 0       |         |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |         |
| 457,100                                                                     | 457,100 | 457,100   | 233,913        | 233,913     | 233,913 |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-006-11   | 2026 Est. T.C.V.    | LOUNIS CLAUDIA TRUST |
| Property Class: 402 |                     | W CHENEY WOODS TRL   |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L856 P366/05 SURVEY L8 P354 2005 SPLIT FROM 006-030-006-10 PRT NW 1/4 SEC 30 COM AT W 1/4 COR SD SEC TH S 89 DEG 58' 15" E 670.89 FT ALG E-W 1/4 LN SD SEC TO SE COR GOVT LOT 2 TH S 89 DEG 58' 05" E 287.40 FT ALG SD 1/4 LN TO SE COR OF LOT 1 PLAT OF GLENCREST & POB TH N 10 DEG 35' 00" W 195.53 FT TH N 71 DEG 57' 21" E 224.45 FT TH S 34 DEG 08' 21" W 316.20 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W .50 A M/L

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|-------|
| 4019 SEC 1 PRT OF>80 | 14000    | 0.50  | Acres       | 14000 | 100  |       | SHAPE                   | 7,000 |
|                      |          | 0.50  | Total Acres |       |      |       | Total Est. Land Value = | 7,000 |

2026 Est. T.C.V. 006-030-006-11 = 7,000

Est. TCV/Total Floor Area = 4.20, Most recent sale 06/17/2016 for 550,000

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 3,500         | 3,500          | 3,500  | 3,500        | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 3,500         | 3,500          | 3,500  | 3,594        | 3,500          | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-030-006-12   | 2026 Est. T.C.V.    | COLLIER MICHAEL F & MARION T |
| Property Class: 402 |                     | W CHENEY WOODS TRL           |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L856 P366/05 SURVEY L8 P354 L920 P361/06 2005 SPLIT FROM 006-030-006-10 PRT NW  
 1/4 SEC 30 COM AT W 1/4 COR SD SEC TH S 89 DEG 58' 15" E 670.89 FT ALG E-W 1/4  
 LN SD SEC TO SE COR GOVT LOT 2 TH S 89 DEG 58' 05" E 287.40 FT ALG SD 1/4 LN TO  
 SE COR OF LOT 1 PLAT OF GLENCREST TH N 10 DEG 35' 00" W 195.53 FT TO POB TH N  
 25 DEG 23' 15" W 169.86 FT TH N 75 DEG 29' 13" E 153.78 FT TH N 88 DEG 17' 47" E  
 225.00 FT TH S 34 DEG 08' 21" W 156.08 FT TH S 71 DEG 57' 21" W 224.45 FT TO POB  
 TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W 1.00 A M/L

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 1.00  | Acres       | 14000 | 100  |       |                         | 14,000 |
|                      |          | 1.00  | Total Acres |       |      |       | Total Est. Land Value = | 14,000 |

|                                                                     |   |        |
|---------------------------------------------------------------------|---|--------|
| 2026 Est. T.C.V. 006-030-006-12                                     | = | 14,000 |
| Est. TCV/Total Floor Area = 8.39, Most recent sale 05/31/2005 for 0 |   |        |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                          |   |        |
| 7,000 7,000 7,000 7,000 2.70                                        |   |        |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses        |   |        |
| 0 0 0 0 0 0                                                         |   |        |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                |   |        |
| 7,000 7,000 7,000 7,189 7,000 0                                     |   |        |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-006-20   | 2026 Est. T.C.V.    | SENK ROBERT G TRUST  |
| Property Class: 401 |                     | 3853 W CHENEY RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L255 P389 L308 P197-198 L346 P584-585/92 L260 P232 L462 P032 PRT OF NW 1/4 SEC 30 COM W 1/4 COR TH S 89 DEG 58' 15" E 670.89 FT TH N 0 DEG 31' 40" W ALG ELY LN OF GOVT LOT 2 1323.47 FT TH S89 DEG 59' 0" E 545.98 FT FOR POB TH S 89 DEG 59' 0" E 44.11 FT TH S 1 DEG40' 20" E 529.31FT TH S 78 DEG 14' 40" W 30.06 FT TH S 86 DEG 50' 10" W 200.00 FTTH N 5 DEG 45' 30" W 300.01 FT TH N 1 DEG 41' 0" W ALG ELY LN OF PLAT OF GLENCREST 241.83 FT TH N 88 DEG 19' 40" E ALG C/L CHENEY RD 206.84 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 250.95   | 520.74      | 0.7247 | 1.0682 | 600        | 100   |              | 116,553 |
| 251 Actual Front Feet, | 3.00     | Total Acres |        |        | Total Est. |       | Land Value = | 116,553 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 2000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1992

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1644 SF Floor Area = 3061 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,129  |          |            |
| 1 Story | Siding   | Basement   | 192    |          |            |
| 1 Story | Siding   | Basement   | 179    |          |            |
| 3 Story | Siding   | Basement   | 144    |          |            |
|         |          |            | Total: | 481,670  | 337,169    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |
| 2 Fixture Bath     | 1 | 4,500 | 3,150 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,788 | 4,752 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 780 | 38,860 | 27,202 |
| Door Opener | 1   | 672    | 470    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

Totals: 557,373 390,161

Notes:

ECF (4031 RURAL) 2.200 => TCV: 858,354

2026 Est. T.C.V. 006-030-006-20 = 979,907  
 Est. TCV/Total Floor Area = 320.13

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 419,100  | 419,100        | 419,100 | 199,510      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 70,900         | 0       | 0            | 5,386          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 490,000  | 490,000        | 490,000 | 204,896      | 204,896        | 204,896 |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-030-006-30   | 2026 Est. T.C.V.    | FOGLESONG DYLAN & PAMELA |
| Property Class: 401 |                     | 3875 W CHENEY WOODS TRL  |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L240 P534 L282 P691-695 L356 P445-447/93 PRT OF NW 1/4 COM W 1/4 COR TH S 89 DEG 58' 15" E 670.89 FT TH N 0 DEG 31' 40" W ALG E LN GOVT LOT 2 578.82 FT FOR POB THN 0 DEG 31' 40" W ALG GOVT LOT LN 270.26 FT TH N 24 DEG 43' 40" E ALG ELY PLAT LN 277.35 FT TH S 83 DEG 32' 50" E ALG SD PLAT LN 227.39 FT TH S 5 DEG 45' 30" E 464.81 FT TH S 86 DEG 54' 00" W 54.66 FT TH S 89 DEG 43' 00" W 197.68 FT TH S 68 DEG 22' 30" W 140.97 FT TH N 7 DEG 22' 30" W ALG SD PLAT LN 21.93 FT TO POB SEC 30 T29N R13W 3.8 A.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                                                              | Frontage | Depth  | Front      | Depth  | Rate  | %Adj. | Reason | Value  |
|--------------------------------------------------------------------------|----------|--------|------------|--------|-------|-------|--------|--------|
|                                                                          | 197.68   | 837.35 | 1.0000     | 0.0000 | 0     | 100*  |        | 0      |
| 4019 SEC 1 14000                                                         |          |        | 3.80 Acres |        | 14000 | 100   |        | 53,200 |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |            |        |       |       |        |        |
| 198 Actual Front Feet, 3.80 Total Acres Total Est. Land Value =          |          |        |            |        |       |       |        | 53,200 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 144  | 0      | 0          |
| Wood Frame                                          | 32.90    | 80   | 50     | 1,316      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,816      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1160 SF Floor Area = 1740 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,160  |          |            |
|           |          |            | Total: | 244,595  | 207,900    |

#### Other Additions/Adjustments

|                                         |     |         |         |
|-----------------------------------------|-----|---------|---------|
| Basement, Outside Entrance, Below Grade | 1   | 2,781   | 2,364   |
| Plumbing                                |     |         |         |
| Average Fixture(s)                      | 1   | 1,451   | 1,233   |
| 3 Fixture Bath                          | 1   | 4,567   | 3,882   |
| 2 Fixture Bath                          | 1   | 3,056   | 2,598   |
| Water/Sewer                             |     |         |         |
| 1000 Gal Septic                         | 1   | 4,782   | 4,065   |
| Water Well, 200 Feet                    | 1   | 10,774  | 9,158   |
| Porches                                 |     |         |         |
| WCP (1 Story)                           | 202 | 8,706   | 7,400   |
| WPP                                     | 430 | 7,809   | 6,638   |
| Deck                                    |     |         |         |
| Treated Wood                            | 25  | 1,163   | 989     |
| Built-Ins                               |     |         |         |
| Appliance Allow.                        | 1   | 2,767   | 2,352   |
| Fireplaces                              |     |         |         |
| Wood Stove                              | 1   | 2,552   | 2,169   |
| Totals:                                 |     | 295,003 | 250,748 |

Notes:



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ECF (4031 RURAL) 2.200 =&gt; TCV: 551,646

Ag. Bld 1 1985, 4 Wall Utility Building Class:D,Pole Quality:Low Cost  
 Height: 10 ft

| Description   | Rate | Size | Cost New |
|---------------|------|------|----------|
| Base Cost     | 4.58 | 1280 | 5,862    |
| Default Walls | 5.80 | 1280 | 7,424    |

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25 Depr. Cost = 3,488  
 ECF (4031 RURAL) 2.200 => TCV of Bldg: 1 = 7,673

Total Estimated True Cash Value of Agricultural Buildings = 7,673

2026 Est. T.C.V. 006-030-006-30 = 615,335

Est. TCV/Total Floor Area = 353.64, Most recent sale 10/24/2007 for 40,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 256,400       | 256,400    | 256,400 | 160,090      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 51,300     | 0       | 0            | 4,322          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 307,700       | 307,700    | 307,700 | 164,412      | 164,412        | 164,412 |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-030-006-40   | 2026 Est. T.C.V.    | WALKER MICHAEL E & CAROL M |
| Property Class: 401 |                     | 3595 W CHENEY RD           |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

(PARCEL P) L254 P547 L289 P836 PRT COM S 1/4 SEC 30 COR TH N 0 DEG 59' 35" W ALG N&S 1/4 LN 1314.86 FT TO 1/8 COR TH N 1 DEG 01' 20" W ALG SD 1/4 LN 625.00 FT FOR POB TH N 79 DEG 40' 30" W 540.00 FT TH N 12 DEG 25' 40" E 1117.00 FT TH S 65 DEG 05' 20" E ALG C/L CHENEY RD 300.00 FT TH S 1 DEG 01' 10" E ALG N & S 1/4 LN 360.75 FT TO CENTER POST TH S 1 DEG 01' 20" E ALG 1/4 LN 700.67 FT TO POB SEC 30 T29N R13W 10.2 A.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                              | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
|                                          | 300.00   | 0.00        | 1.0000 | 1.0000 | 0          | 100   |              | 0       |
| 4019 SEC 1 14000                         |          | 10.20 Acres | 14000  | 100    |            |       |              | 142,800 |
| 300 Actual Front Feet, 10.20 Total Acres |          |             |        |        | Total Est. |       | Land Value = | 142,800 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2700 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1092 SF Floor Area = 2108 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 728  |          |            |
| 1 Story | Siding   | Basement   | 364  |          |            |
| 1 Story | Siding   | Overhang   | 288  |          |            |
|         |          | Total:     |      | 293,539  | 205,486    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,947 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 110 | 5,546 | 3,882 |
| WPP           | 280 | 5,460 | 3,822 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 132 | 3,101 | 2,171 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 575 | 24,357 | 17,050 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 352,095 | 246,476 |
|---------|---------|---------|

Notes:

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 ECF (4031 RURAL) 2.200 => TCV: 542,247
 

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-030-006-40    | =            | 686,547               |
| Est. TCV/Total Floor Area = 325.69 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 295,700 295,700 295,700            | 158,004      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 47,600 0                         | 0            | 4,266 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 343,300 343,300 343,300            | 162,270      | 162,270 162,270       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-006-50   | 2026 Est. T.C.V.    | CUNNINGHAM ERIC & SARAH |
| Property Class: 402 |                     | W CHENEY RD             |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L429 P207/96 L702 P39/03 L711 P281/03 SURVEY L8 P360&450 2005 DESCR REVISED(REF: SPLITS 006-030-006-55 & -006-65) PARCEL A- PRT NW 1/4 SEC 30 COM S 1/4 COR SD SEC TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG SD 1/4 LN 625.00 FT TH N 79 DEG 40'30" W 540 FT TH N 12 DEG 25'40" E 657.00 FT TO POB TH N 67 DEG 23'37" W 394.06 FT TH ALG W LN OF 66 FT WIDE EASEMENT N 24 DEG 11'34" E 464.91 FT TO C/L CHENEY RD TH ALG SD C/L S 65 DEG 07'46" E 300.11 FT TH S 12 DEG 25'40" W 460.11 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 3.65 A M/L.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 300.00   | 529.98      | 0.6808 | 1.0729 | 600        | 100   |              | 131,471 |
| 300 Actual Front Feet, | 3.65     | Total Acres |        |        | Total Est. |       | Land Value = | 131,471 |

2026 Est. T.C.V. 006-030-006-50 = 131,471

Est. TCV/Total Floor Area = 62.37, Most recent sale 08/29/2025 for 829,000

|               |            |        |              |                |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
| 73,400        | 73,400     | 73,400 | 23,483       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -7,700     | 0      | 0            | 42,217         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 65,700        | 65,700     | 65,700 | 24,117       | 65,700         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-006-55   | 2026 Est. T.C.V.    | CUNNINGHAM ERIC & SARAH |
| Property Class: 401 |                     | 3665 W CHENEY RD        |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L429 P207/96 L702 P39/03 L711 P281/03 LDA/SURVEY L8 P360&450 2004 SPLIT FROM  
 006-030-006-50 PARCEL B- PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG  
 N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG SD 1/4 LN 625 FT TH N  
 79 DEG 40'30" W 540 FT TH N 12 DEG 25'40" E 287.00 FT TO POB TH N 68 DEG 05'11"  
 W 469.72 FT TH N 24 DEG 11'34" E 370.00 FT TH S 67 DEG 23'37" E 394.06 FT TH S  
 12 DEG 25'40" W 370.00 FT TO POB TOGETHER WITH EASEMENT SEC 30 T29N R13W  
 3.64 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 600/FF        | 394.06   | 407.68      | 0.6188 | 1.0048 | 600        | 100          |        | 147,005 |
| 394 Actual Front Feet, | 3.69     | Total Acres |        |        | Total Est. | Land Value = |        | 147,005 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 2000 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2007

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1287 SF Floor Area = 1315 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,287 |          |            |
| 1 Story | Siding   | Overhang   | 28    |          |            |
|         |          | Total:     |       | 230,688  | 184,542    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 843 | 30,230 | 24,184 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 2,225  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 9,503  | 7,602 |
| Water Well, 200 Feet | 1 | 10,774 | 8,619 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 84  | 4,706 | 3,765 |
| WPP           | 53  | 2,317 | 1,854 |
| WPP           | 269 | 5,431 | 4,345 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 568 | 24,163 | 19,330 |
| Storage Over Garage   | 142 | 1,917  | 1,534  |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,056 |
| Door Opener           | 1   | 537    | 430    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,270 |
|------------------|---|-------|-------|

Totals: 335,850 268,673

Notes:

ECF (4031 RURAL) 2.200 => TCV: 591,081

2026 Est. T.C.V. 006-030-006-55 = 743,086

Est. TCV/Total Floor Area = 565.08, Most recent sale 08/29/2025 for 829,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 380,900       | 380,900        | 380,900 | 201,810      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -9,400         | 0       | 0            | 169,690        | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 371,500       | 371,500        | 371,500 | 207,258      | 371,500        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-006-60   | 2026 Est. T.C.V.    | ROLANDSON LARS & SHEILA |
| Property Class: 401 |                     | 3701 W CHENEY RD        |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L266 P90 L299 P326 & 327/89 2005 DESCR REVISED (REF: SPLITS 006-030-006-62 & -006-64) PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG 1/4 LN 625.00 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L CHENEY TRAIL TH ALG C/L N 55 DEG 17'09" W 248.06 FT TH N 24 DEG 11'34" E 657.00 FT TO POB TH N 55 DEG 25'24" W 485.84 FT TH N 45 DEG 24'39" E 419.92 FT TO C/L CHENEY RD TH SELY ALG C/L CHENEY RD ON ARC OF 1432.40 FT RAD CRV TO LEFT 170.16 FT (CHORD=S 61 DEG 41'39" E 170.06 FT) TH S 65 DEG 06'12" E ALG SD C/L 156.30 FT TH S 24 DEG 11'34" W 464.91 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 4.01 A M/L.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 326.43   | 535.06 | 0.6610 | 1.0754 | 600  | 100   |                         | 139,220 |
| 326 Actual Front Feet, 4.01 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 139,220 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 2.95 | 2500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1247 SF Floor Area = 1573 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,247 |          |            |
| 1 Story    | Siding   | Overhang   | 14    |          |            |
|            |          | Total:     |       | 196,733  | 118,041    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 3 Fixture Bath     | 1 | 3,794 | 2,276 |
| 2 Fixture Bath     | 1 | 2,552 | 1,531 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

#### Porches

|     |     |        |       |           |
|-----|-----|--------|-------|-----------|
| WPP | 633 | 10,052 | 5,026 | *50% Good |
| WPP | 157 | 3,818  | 2,291 |           |

#### Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,760 | 2,256 |
| Door Opener            | 2 | 954   | 572   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,190 | 1,314 |
|----------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Parcel Number: 45-006-030-006-60

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 Totals: 236,992 141,190

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 310,618

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 2026 Est. T.C.V. 006-030-006-60 = 452,213

Est. TCV/Total Floor Area = 287.48

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 206,600       | 206,600        | 206,600 | 85,722       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,500         | 0       | 0            | 2,314          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 226,100       | 226,100        | 226,100 | 88,036       | 88,036         | 0       |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-030-006-62   | 2026 Est. T.C.V.    | MARTINELLI DOUGLAS M & GAYLE L |
| Property Class: 402 |                     | W CHENEY WOODS TRL             |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

SURVEY L8 P404 L888 P9/06 2004 SPLIT FROM 006-030-006-60 PARCEL A - PRT W 1/2  
 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO S 1/8 COR  
 TH N 01 DEG 01'20" W ALG N-S 1/4 LN 625 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L  
 CHENEY WOODS TRAIL TH N 55 DEG 17'09" W ALG SD C/L 248.06 FT FOR POB TH CONT ALG  
 SD C/L NEXT 2 COURSES: N 22 DEG 08'09" W 249.62 FT & N 32 DEG 44'06" W 114.20 FT  
 TH N 34 DEG 02'06" E 465.21 FT TH S 55 DEG 25'24" E 200.00 FT TH S 24 DEG 11'34"  
 W 657.00 FT TO C/L CHENEY WOODS TRAIL & POB SUBJECT TO & TOGETHER WITH EASEMENT  
 SEC 30 T29N R13W 3.09 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 200.00   | 673.00      | 0.7846 | 1.1389 | 600        | 100   |              | 107,228 |
| 200 Actual Front Feet, | 3.09     | Total Acres |        |        | Total Est. |       | Land Value = | 107,228 |

2026 Est. T.C.V. 006-030-006-62 = 107,228

Est. TCV/Total Floor Area = 68.17, Most recent sale 02/19/2021 for 55,500

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 57,500                  | 57,500 | 57,500    | 30,960         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -3,900 | 0         | 835            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 53,600                  | 53,600 | 53,600    | 31,795         | 31,795      | 31,795  |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-030-006-64   | 2026 Est. T.C.V.    | MARTINELLI DOUGLAS M & GAYLE L |
| Property Class: 401 |                     | 3736 W CHENEY WOODS TRL        |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

SURVEY L8 P404 L806 P107/04 2004 SPLIT FROM 006-030-006-60 PARCEL B - PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO S 1/8 COR TH N 01 DEG 01'20" W ALG N-S 1/4 LN 625 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L CHENEY WOODS TRAIL TH N 55 DEG 17'09" W ALG SD C/L 248.06 FT TH CONT ALG SD C/L NEXT 2 COURSES: N 22 DEG 08'09" W 249.62 FT & N 32 DEG 44'06" W 114.20 FT TO POB TH CONT ALG SD C/L NEXT 2 COURSES: N 32 DEG 44'06" W 97.50 FT & N 41 DEG 17'06" W 277.54 FT TH N 45 DEG 24'39" E 366.32 FT TH S 55 DEG 25'24" E 285.84 FT TH S 34 DEG 02'06" E 465.21 FT TO C/L CHENEY WOODS TRAIL & POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 3.05 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 285.84   | 464.80 | 0.6924 | 1.0382 | 600  | 100   |        | 123,291                         |
| 286 Actual Front Feet, 3.05 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 123,291 |

Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 4in Concrete | 7.10 | 240  | 0      | 0          |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 97     | 1,455      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,455      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1222 SF Floor Area = 1833 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,222  |          |            |
|           |          |            | Total: | 262,951  | 236,643    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 2 | 9,133 | 8,220 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 8,553 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 156 | 7,279  | 6,551  |
| WPP           | 770 | 12,205 | 10,984 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 779 | 36,434 | 32,791 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,376 |
| Door Opener         | 2   | 1,075  | 967    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,853 |
| Wood Stove     | 1 | 2,552 | 2,297 |

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Parcel Number: 45-006-030-006-64

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 Totals: 351,728 316,542

Notes:

 ECF (4031 RURAL) 2.200 => TCV: 696,392
 

---

2026 Est. T.C.V. 006-030-006-64 = 821,138

Est. TCV/Total Floor Area = 447.97, Most recent sale 06/10/2013 for 57,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 357,400       | 357,400        | 357,400 | 219,667      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 53,200         | 0       | 0            | 5,931          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 410,600       | 410,600        | 410,600 | 225,598      | 225,598        | 225,598 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-030-006-65   | 2026 Est. T.C.V.    | CUNDIFF MARK E & JENNIFER L |
| Property Class: 402 |                     | W CHENEY WOODS TRL          |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L429 P207/96 L702 P39/03 L711 P281/03 SURVEY L8 P360&450 L833 P299/04 2004 SPLIT FROM 006-030-006-50 PARCEL C- PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG SD 1/4 LN 625 FT TH N 79 DEG 40'30" W 540 FT TO POB TH N 79 DEG 39'22" W 292.48 FT TH ALG C/L CHENEY WOODS TR N 55 DEG 17'09" W 248.06 FT TH N 24 DEG 11'34" E 287.00 FT TH S 68 DEG 05'11" E 469.72 FT TH S 12 DEG 25'39" W 287.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W 3.61 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 287.00   | 549.83      | 0.6914 | 1.0828 | 600        | 100   |              | 128,919 |
| 287 Actual Front Feet, | 3.62     | Total Acres |        |        | Total Est. |       | Land Value = | 128,919 |

2026 Est. T.C.V. 006-030-006-65 = 128,919

Est. TCV/Total Floor Area = 70.33, Most recent sale 10/04/2021 for 70,000

|               |            |        |              |                |         |  |  |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |  |
| 71,600        | 71,600     | 71,600 | 31,257       | 2.70           |         |  |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |  |
| 0             | -7,100     | 0      | 0            | 843            | 0       |  |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |  |
| 64,500        | 64,500     | 64,500 | 32,100       | 32,100         | 32,100  |  |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-006-70   | 2026 Est. T.C.V.    | CHILDS KURT             |
| Property Class: 401 |                     | 3881 W CHENEY WOODS TRL |
| Map #: 2,3          | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

PARCEL B L340 P438-440 L416 P337-338/96 COM W 1/4 SEC 30 COR SD SEC TH ALG E-W  
 1/4 LN S 89 DEG 58' 15" E 632.92 FT TO SW COR LOT 1 GLENCREST TH S 36 DEG 15' 0"  
 E 498.25 FT FOR POB TH N 34 DEG 07' 30" E 942.98 FT TH S 66 DEG 52' 10" E 147.24  
 FT TH S 78 DEG E 59.87 FT TH S 34 DEG 07' 30" W 1064.93 FT TH N 36 DEG 15' 0" W  
 212.34 FT TO POB SUBJECT TO EASEMENTS & R/W CHENEY RD SEC 30 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                          | 100.00   | 1068.18 | 0.9275 | 1.0965 | 3700 | 100   |                          | 376,291 |
| A 100' @ 600/FF                         | 112.34   | 1068.18 | 0.7683 | 1.2783 | 600  | 50    | SURPLUS: ZONING 100' MIN | 33,101  |
| 212 Actual Front Feet, 5.21 Total Acres |          |         |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |         |        |        |      |       |                          | 409,392 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 7.73 | 374  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1454 SF Floor Area = 2195 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior  | Foundation | Size  | Cost New | Depr. Cost |
|-----------|-----------|------------|-------|----------|------------|
| 1.5 Story | Pine Logs | Basement   | 1,454 |          |            |
| 1 Story   | Siding    | Overhang   | 14    |          |            |
| Total:    |           |            |       | 378,598  | 283,946    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Exterior                                |     |        |       |
| Stone Veneer                            | 284 | 13,019 | 9,764 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 2,916 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood                       | 148 | 3,536 | 2,652 |
| Treated Wood                       | 359 | 6,329 | 4,747 |
| Treated Wood w/Roof (Deck Portion) | 352 | 6,248 | 4,686 |
| Treated Wood w/Roof (Roof portion) | 352 | 7,448 | 5,586 |
| Treated Wood                       | 255 | 5,057 | 3,793 |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 720 | 40,759 | 30,569 |
| Door Opener | 1   | 672    | 504    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-030-006-70

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|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 498,932 | 374,196 |
|---------|---------|---------|

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 823,231

2026 Est. T.C.V. 006-030-006-70 = 1,240,123

Est. TCV/Total Floor Area = 564.98, Most recent sale 01/05/1996 for 89,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 519,200                 | 519,200 | 519,200   | 241,136        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 100,900 | 0         | 6,510          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 620,100                 | 620,100 | 620,100   | 247,646        | 247,646     | 247,646 |

45-006-030-006-80  
Property Class: 401  
Map #: 3,2

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

KACZMAREK BRIAN & PAMELA  
3755 W CHENEY RD  
MAPLE CITY, MI 49664

L347 P854-855 L352 P84-86 L363 P13-15/93 PRT NW 1/4 SEC 30 COM W 1/4 SEC COR TH  
S 89 DEG 58' 15" E ALG E-W 1/4 LN 670.89 FT TH N 0 DEG 31' 40" W 1323.47 FT TH S  
89 DEG 59' 0" E 1048.82 FT ALG N 1/8 LN TH SELY ALG C/L CHENEY RD ON ARC OF  
272.84 FT RADIUS CURVE TO RIGHT DISTANCE 52.73 FT CH-S 67 DEG 06' 34" E 52.65 FT  
FOR POB TH SELY ALG SD C/L ON ARC OF 272.84 FT RADIUS CURVE TO RIGHT DISTANCE  
49.05 FT CH-S 56 DEG 25' 20" E 48.99 FT TH S 51 DEG 16' 20" E ALG SD C/L 664.14  
FT TH SELY ALG SD C/L ON ARC OF 1432.40 FT RADIUS CURVE TO LEFT DISTANCE 73.76  
FT CH-S 52 DEG 44' 49" E 73.76 FT TH S 83 DEG 25' 0" W 320.21 FT TH S 74 DEG 13'  
30" W 121.93 FT TH S 89 DEG 32' 30" W 165.90 FT TH N 1 DEG 40' 20" W 558.67 FT  
TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 287.83   | 590.22 | 0.6907 | 1.1021 | 600  | 100   |        | 131,471                         |
| 288 Actual Front Feet, 3.90 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 131,471 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 816 SF Floor Area = 1224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 816    |          |            |
|           |          |             | Total: | 161,883  | 105,238    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 204 | 4,959 | 3,223 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 144 | 3,280 | 2,132 |
| Treated Wood | 39  | 1,551 | 1,008 |
| Treated Wood | 45  | 1,659 | 1,078 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 400 | 16,988 | 11,042 |
| Common Wall: 1/2 Wall | 1   | -1,087 | -707   |
| Door Opener           | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Parcel Number: 45-006-030-006-80

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 Totals: 215,698 140,217

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 308,477

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 2026 Est. T.C.V. 006-030-006-80 = 444,948

Est. TCV/Total Floor Area = 363.52

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 203,900                 | 203,900 | 203,900 | 81,868       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 18,600  | 0       | 0            | 2,210          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 222,500                 | 222,500 | 222,500 | 84,078       | 84,078         | 0       |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-006-85   | 2026 Est. T.C.V.    | PREBAY JOHN & KRISTIN   |
| Property Class: 401 |                     | 3937 W CHENEY WOODS TRL |
| Map #: 3,2          | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L306 P664 L319 P391-394 L342 P637&638/92 L598 P566/01 COM W 1/4 COR SEC 30 TH S  
 89 DEG 58'15" E 632.92 FT TO SW COR LOT 1 GLENCREST & POB TH CONT S 89 DEG  
 58'15" E 37.97 FT TH CONT S 89 DEG 16'05" E 287.22 FT TO SE COR LOT 1 GLENCREST  
 TH N 34 DEG 07'30" E 472.21 FT TH N 88 DEG 16'45" E 112.17 FT TH N 17 DEG 43'0"  
 E 96.55 FT TH S 29 DEG 17'10" E 102.87 FT TH S 66 DEG 52'10" E 45.05 FT TH S 34  
 DEG 07'30" W 942.98 FT TH N 36 DEG 15'0" W 498.25 FT TO POB SUBJECT TO &  
 TOGETHER WITH EASEMENTS SEC 30 T29N R13W 4.9 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj.                   | Reason | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------------------------|--------|---------|
| E 100' @ 3700/                          | 102.71   | 2078.12 | 0.9973 | 1.1720 | 3700 | 100                     |        | 444,203 |
| 103 Actual Front Feet, 4.90 Total Acres |          |         |        |        |      | Total Est. Land Value = |        | 444,203 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1302 SF Floor Area = 1628 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|---------|-----------|------------|--------|----------|------------|
| 1 Story | Pine Logs | Basement   | 1,302  |          |            |
| 1 Story | Siding    | Overhang   | 326    |          |            |
|         |           |            | Total: | 309,451  | 253,749    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 800 | 42,872 | 35,155 |
| Exterior                                |     |        |        |
| Stone Veneer                            | 60  | 2,750  | 2,255  |
| Basement, Outside Entrance, Below Grade | 2   | 7,777  | 6,377  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,752 |
| 3 Fixture Bath     | 1 | 6,716 | 5,507 |
| 2 Fixture Bath     | 1 | 4,500 | 3,690 |
| Separate Shower    | 1 | 2,720 | 2,230 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,544 |
| Water Well, 100 Feet | 1 | 6,514 | 5,341 |

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 75  | 3,534  | 2,898  |
| WPP | 183 | 5,894  | 4,833  |
| WPP | 795 | 16,290 | 13,358 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 36 | 1,965 | 1,611 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,653 |
| Door Opener            | 2 | 1,343 | 1,101 |

Parcel Number: 45-006-030-006-85

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,260 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 6,966 |
| 2nd on Same Stack | 1 | 5,406 | 4,433 |

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 442,335 | 362,713 |
|---------|--|---------|---------|

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 797,969

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2026 Est. T.C.V. 006-030-006-85 = 1,247,172

Est. TCV/Total Floor Area = 766.08, Most recent sale 01/14/2021 for 745,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 516,700                 | 516,700 | 516,700   | 417,160        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 106,900 | 0         | 11,263         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 623,600                 | 623,600 | 623,600   | 428,423        | 428,423     | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-030-006-90   | 2026 Est. T.C.V.    | GRZESIAK LEONARD J & KEYES JOANN M |
| Property Class: 401 |                     | 3813 W CHENEY WOODS TRL            |
| Map #: 2 & 3        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664               |

L13P126 11/2018 TRANSFER IN .8A PART FROM 030-006-92 REVISED PARCEL C-2 (INCLUDES TRANSFER PARCEL) PART OF THE NORTHWEST 114 OF SECTION 30, T29N, R13W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 30; THENCE S 89'58'15" E, 958.11 FEET ALONG THE EAST & WEST 114 LINE OF SAID SECTION 30; THENCE N 34'07'30" E, 472.21 FEET; THENCE N 88'16'45" E, 112.17 FEET; THENCE N 17'43'00" E, 96.55 FEET; THENCE S30'08'06" E, 102.71 FEET (PREVIOUSLY RECORDED AS S 29'26'25" E); THENCE S66'40'04"E 192.29 FEET (RECORDED AS S 66'52'10" E); THENCE S 77'59'57" E, 181.73 FEET TO THE POINT OF BEGINNING; THENCE N 00'43'12" W, 460.79 FEET; THENCE N 89'32'30" E, 173.46 FEET; THENCE N 74'13'30" E, 121.93 FEET; THENCE N 83'21'12" E, 3 19.64 FEET TO THE CENTERLINE OF CHENEY ROAD; THENCE, ALONG SAID CENTERLINE ON THE ARC OF A 1432.40 FOOT RADIUS CURVE TO THE TO THE LEFT, 101.84 FEET (DELTA = 04'04'25", CHORD= S 56'27'11" E, 101.82 FEET); THENCE S 45'22'00" W, 786.32 FEET (PREVIOUSLY RECORDED AS S 45'25'20" W, 786.32 FEET); THENCE N 40'57'49" W, 80.00 FEET (PREVIOUSLY RECORDED AS N 41'15'40" W); THENCE N77'59'57"W 77.03 FEET TO THE POINT OF BEGINNING. CONTAINING 5.32 ACRES OF LAND. EASEMENT OF RECORD (LIBER 286, PAGES 340 AND 341) A/SO SUBJECT TO THE RIGHT-OF-WAY IN FAVOR OF CONSUMERS POWER COMPANY RECORDED IN LIBER 1 0 1, PAGE 543. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, IF ANY.

11/2018 TRANSFER IN .8A PART FROM 030-006-92  
FORMERLY L286 P339/88 SURVEY L7 P229/00 SURVEY L8 P97/03 L885 P210/05 2004 DESCR REVISED DUE TO COMBINATION PARCEL C-2 - PRT OF NW 1/4 SEC 30 COM W 1/4 COR SD SEC TH S 89 DEG 58'15" E 958.11 FT ALG E-W 1/4 LN SD SEC TH N 34 DEG 07'30" E 472.21 FT TH N 88 DEG 16'45" E 112.17 FT TH N 17 DEG 43'00" E 96.55 FT TH S 30 DEG 08'06" E 102.71 FT TH S 66 DEG 40'04" E 192.29 FT TH S 77 DEG 59'57" E 258.76 FT TO POB N 00 DEG 49'15" W 477.41 FT TH N 89 DEG 32'30" E 99.16 FT TH N 74 DEG 13'30" E 121.93 FT TH N 83 DEG 21'12" E 319.64 FT(REC AS N 83 DEG 25'00" E 320.21 FT)TO C/L CHENEY RD TH ALG SD C/L ON ARC OF 1432.40 FT RADIUS CURVE TO LEFT 101.84 FT(REC AS 101.49 FT) (CHORD=S 56 DEG 27'11" E 101.82 FT) TH S 45 DEG 22'00" W 786.32 FT TH N 40 DEG 57'49" W 80.00 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 30 T29N R13W 4.52 A M/L.

11/2018 TRANSFER IN .8A PART FROM 030-006-92

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

| Description      | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value  |
|------------------|----------|-------|------------------|-------|-------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |       | 5.32 Acres       |       | 14000 | 100   |                         | 74,480 |
|                  |          |       | 5.32 Total Acres |       |       |       | Total Est. Land Value = | 74,480 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 542  | 0      | 0          |
| D/W/P: Crushed Rock | 2.31 | 1500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1011 SF Floor Area = 1516 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,011  |          |            |
|           |          |            | Total: | 227,387  | 181,919    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

Parcel Number: 45-006-030-006-90

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## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 126 | 3,691 | 2,953 |
| WCP (1 Story) | 219 | 9,141 | 7,313 |
| WPP           | 72  | 2,767 | 2,214 |
| WPP           | 47  | 2,177 | 1,742 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 24,382 | 19,506 |
| Door Opener | 1   | 537    | 430    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,152 |
| Door Opener            | 2 | 1,075 | 860   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
| Dishwasher       | 1 | 779   | 623   |

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 298,460 238,781

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 525,318

2026 Est. T.C.V. 006-030-006-90 = 604,798

Est. TCV/Total Floor Area = 398.94, Most recent sale 12/16/2005 for 239,900

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 255,500       | 255,500    | 255,500 | 143,902      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 46,900     | 0       | 0            | 3,885          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 302,400       | 302,400    | 302,400 | 147,787      | 147,787        | 147,787 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-006-92   | 2026 Est. T.C.V.    | NOYES SUSAN M           |
| Property Class: 401 |                     | 3950 W CHENEY WOODS TRL |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L13P126 11/17/2018 TRANSFER .8 ACRES TO ADJ PIN 030-006-90 REVISED PARCEL A-2 (EXCLUDES TRANSFER PARCEL) PART OF THE NORTHWEST 114 OF SECTION 30, T29N, R13W, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 30; THENCE S 89°58'15" E, 958.11 FEET ALONG THE EAST & WEST 114 LINE OF SAID SECTION 30; THENCE N 34°07'30" E, 472.21 FEET; THENCE N 88°16'45" E, 112.17 FEET; THENCE N 17°43'00" E, 96.55 FEET TO THE POINT OF BEGINNING; THENCE N 01°14'14" W, 103.76 FEET; THENCE N 47°08'30" W, 55.62 FEET; THENCE S 86°54'00" W, 270.31 FEET; THENCE N 05°45'30" W, 164.80 FEET; THENCE N 86°50'10" E, 200.00 FEET; THENCE N 78°14'40" E, 264.62 FEET; THENCE S 70°07'30" E, 287.95 FEET; THENCE S00°43'12"E 460.79 FEET; THENCE N 77°59'57" W, 181.73 FEET; THENCE N66°40'04''W 192.29 FEET (RECORDED AS N 66°52'10" W); THENCE N 30°08'06" W, 102.71 FEET (PREVIOUSLY RECORDED AS N 29°26'25" W) TO THE POINT OF BEGINNING. CONTAINING 5.51 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE 66 FOOT WIDE EASEMENT AS DESCRIBED IN LIBER 286, PAGES 340-341 AND ON PAGE 3 OF THIS SURVEY.

11/17/2018 TRANSFER .8 ACRES TO ADJ PIN 030-006-90  
 FORMERLY SURVEY L7 P229/00 SURVEY L8 P97/03 2004 DESCR REVISED DUE TO COMBINATION PARCEL A-2 - PRT OF NW 1/4 SEC 30 COM W 1/4 COR SD SEC TH S 89 DEG 58'15" E 958.11 FT ALG E-W 1/4 LN SD SEC TH N 34 DEG 07'30" E 472.21 FT TH N 88 DEG 16'45" E 112.17 FT TH N 17 DEG 43'00" E 96.55 FT TO POB TH N 01 DEG 14'14" W 103.76 FT TH N 47 DEG 08'30" W 55.62 FT TH S 86 DEG 54'00" W 270.31 FT TH N 05 DEG 45'30" W 164.80 FT TH N 86 DEG 50'10" E 200.00 FT TH N 78 DEG 14'40" E 264.62 FT TH S 70 DEG 07'30" E 287.95 FT TH N 89 DEG 32'30" E 74.30 FT TH S 00 DEG 49'15" E 477.41 FT TH N 77 DEG 59'57" W 258.76 FT TH N 66 DEG 40'04" W 192.29 FT TH N 30 DEG 08'06" W 102.71 FT (PREV REC AS N 29 DEG 26'25" W ) TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 30 T29N R13W 6.32 A M/L.

11/2018 TRASNSFER .8A TO ADJ PIN 030-006-90

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description | Frontage | Depth | Front            | Depth | Rate | %Adj. | Reason                  | Value  |
|-------------|----------|-------|------------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1  | 14000    |       | 5.51 Acres       | 14000 | 100  |       |                         | 77,140 |
|             |          |       | 5.51 Total Acres |       |      |       | Total Est. Land Value = | 77,140 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 5100 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1550 SF Floor Area = 1993 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

#### Building Areas

| Stories | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|---------|-----------|------------|--------|----------|------------|
| 1 Story | Pine Logs | Basement   | 1,550  |          |            |
| 1 Story | Siding    | Overhang   | 443    |          |            |
|         |           |            | Total: | 292,594  | 251,629    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1386 | 26,805 | 23,052 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,248 |
| 3 Fixture Bath     | 1 | 4,567 | 3,928 |
| 2 Fixture Bath     | 1 | 3,056 | 2,628 |

Parcel Number: 45-006-030-006-92

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## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,113 |
| Water Well, 100 Feet | 1 | 5,847 | 5,028 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 482 | 7,249 | 6,234 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 783 | 36,558 | 31,440 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,135 |
| Door Opener           | 1   | 537    | 462    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,380 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 6,649 | 5,718 |
| Direct-Vented Gas | 1 | 3,022 | 2,599 |

## Breezeways

|            |     |        |       |
|------------|-----|--------|-------|
| Frame Wall | 168 | 11,563 | 9,944 |
|------------|-----|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 406,127 | 349,268 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 768,390

2026 Est. T.C.V. 006-030-006-92 = 850,530

Est. TCV/Total Floor Area = 426.76, Most recent sale 10/18/2019 for 465,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 364,900                 | 364,900 | 364,900   | 266,699        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 60,400  | 0         | 7,200          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 425,300                 | 425,300 | 425,300   | 273,899        | 273,899     | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-030-006-95   | 2026 Est. T.C.V.    | LESPERANCE JOHN A & CAROL J |
| Property Class: 401 |                     | 3841 W CHENEY RD            |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L317 P375 UNREC LC12/91 L400 P391-392/95 PRT NW 1/4 SEC 30 COM W 1/4 COR SD SEC TH S 89 DEG 58' 15" E ALG E-W 1/4 LN 670.89 FT TH N 0 DEG 31' 40" W ALG ELY LN GOVT LOT 2 1323.47 FT TH S89 DEG 59' 0" E 590.09 FT TO POB TH S 89 DEG 59' 0" E 261.05 FTTH S 1 DEG 40' 20" E 492.35 FT TH N 70 DEG 07' 30" W 32.25 FT TH S 78 DEG 14' 40" W 234.56 FT TH N 1 DEG 40' 20" W 529.31 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 260.05   | 502.52      | 0.7157 | 1.0587 | 600        | 100   |              | 118,226 |
| 260 Actual Front Feet, | 3.00     | Total Acres |        |        | Total Est. |       | Land Value = | 118,226 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.53  | 2500 | 0      | 0          |
| Wood Frame          | 38.49 | 96   | 50     | 1,847      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 25              | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 4,347 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1316 SF Floor Area = 2119 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 803  |          |            |
| 1 Story | Siding   | Basement   | 513  |          |            |
|         |          | Total:     |      | 358,964  | 233,326    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (2 Story) | 126 | 5,855 | 3,806 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 144 | 3,475 | 2,259 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 28,950 | 18,817 |
| Door Opener | 1   | 672    | 437    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,522 |
|------------------|---|-------|-------|

Totals: 431,294 280,340

Notes:

ECF (4031 RURAL) 2.200 => TCV: 616,748

Parcel Number: 45-006-030-006-95

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2026 Est. T.C.V. 006-030-006-95 = 739,321  
 Est. TCV/Total Floor Area = 348.90, Most recent sale 02/16/1995 for 120,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 321,100       | 321,100 | 321,100 | 125,215      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 48,600         | 0    | 0         | 3,380          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 369,700       | 369,700 | 369,700 | 128,595 | 128,595     | 128,595 |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-007-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L264 P127 6-5-86 THAT PART OF GOVT LOT 2 LYING N OF MILLER HILL RD SEC 30 T29N  
R13W 2.0725 A M/L.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

IRREG SHAPE

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 2.08  | Acres       | 14000 | 100  |       |                         | 29,050 |
|                      |          | 2.08  | Total Acres |       |      |       | Total Est. Land Value = | 29,050 |

2026 Est. T.C.V. 006-030-007-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-030-007-11   | 2026 Est. T.C.V.    | EICHSTADT JOHN L II & JUDITH A |
| Property Class: 402 |                     | W CHENEY WOODS TRL             |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L250 P796 L444 P876/97 PRT GOVT LOT 2 LYING ELY OF PLAT OF GLENCREST EXC PRT SD  
TRACT LYING NLY OF LINE DESC AS BEG NW COR OF E 1/2 OF SW 1/4 OF SW 1/4 OF NW  
1/4 SD SEC THENCE RUNNING IN NWLY DIRECTION TO SLY COR LOT6 IN SD PLAT OF  
GLENCREST AND THERE ENDING SEC 30 T29N R13W.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value |
|------------------|----------|-------|------------------|-------|-------|-------|-------------------------|-------|
| 4019 SEC 1 14000 |          |       | 0.14 Acres       |       | 14000 | 100   |                         | 2,016 |
|                  |          |       | 0.14 Total Acres |       |       |       | Total Est. Land Value = | 2,016 |

|                                 |   |       |
|---------------------------------|---|-------|
| 2026 Est. T.C.V. 006-030-007-11 | = | 2,016 |
|---------------------------------|---|-------|

Est. TCV/Total Floor Area = 0.95, Most recent sale 11/25/1995 for 600

|                         |       |           |                |             |         |  |
|-------------------------|-------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR  | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,000                   | 1,000 | 1,000     | 442            | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss  | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0     | 0         | 11             | 0           |         |  |
| 2026 Assessed           | MBOR  | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,000                   | 1,000 | 1,000     | 453            | 453         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-007-15   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L 272 P 666 & 667 2/87 PRT GOVT LOT 2 LYING ELY PLAT OF GLENCREST & NLY OF SD  
 LINE DESCRIBED AS BEG NW COR OF E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 SD SEC TH  
 RUNNING IN NWLY DIRECTION TO SLY COR LOT 6 IN SD PLAT OF GLENCREST AND THERE  
 ENDING SEC 30 T29N R13W 0.03 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                                                              | Frontage         | Depth                   | Front  | Depth  | Rate | %Adj. | Reason | Value |
|--------------------------------------------------------------------------|------------------|-------------------------|--------|--------|------|-------|--------|-------|
|                                                                          | 130.00           | 225.00                  | 1.0000 | 0.0000 | 0    | 100*  |        | 0     |
| 4019 SEC 1 PRT OF>80                                                     | 14000            | 0.67 Acres              | 14000  | 100    |      |       |        | 9,394 |
| * denotes lines that do not contribute to the total acreage calculation. |                  |                         |        |        |      |       |        |       |
| 130 Actual Front Feet,                                                   | 0.67 Total Acres | Total Est. Land Value = |        |        |      |       | 9,394  |       |

|                             |                |        |                |
|-----------------------------|----------------|--------|----------------|
| 2026 Est. T.C.V.            | 006-030-007-15 | =      | 0              |
| Est. TCV/Total Floor Area = | 0.00           |        |                |
| 2025 Assessed               | MBOR           | S.E.V. | Base for Cap   |
| 0                           | 0              | 0      | 0              |
|                             |                |        | IRM            |
|                             |                |        | 2.70           |
| 2026 New                    | Eq. Adjustment | Loss   | Additions      |
| 0                           | 0              | 0      | 0              |
|                             |                |        | Tax Adjustment |
|                             |                |        | 0              |
| 2026 Assessed               | MBOR           | S.E.V. | Capped         |
| 0                           | 0              | 0      | 0              |
|                             |                |        | ->Taxable<-    |
|                             |                |        | 0              |
|                             |                |        | PRE/MBT        |
|                             |                |        | 0              |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-030-007-20   | 2026 Est. T.C.V.    | US GOVT NATL PARK     |
| Property Class: 401 |                     | 6443 S MILLER HILL RD |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L250 P357 L345 P326-327/92 GA 11-3 PRT GOVT LOT 2 BEG NW COR OF SD GOVT LOTTH N 89 DEG 51' 50" E 58.17 FT TO C/L MILLER HILL RD TH ALG SD C/L THE FOLLOWING COURSES S 50 DEG 45' 10" E 192.24 FT TH SELY ON ARC OF A 440.30 FT RAD CVE TO R 124.28 FT CH IS S 42 DEG 39' 59" E 123.87 FT TH SLY ON ARC OF A 180.00 RAD CVE TO R 183.93 FT CH IS S 5 DEG 18' 22" E 176.03 FT TH SELY ON ARC OF A 70.00 FT RAD CVE TO L 177.91 FT CH IS S 48 DEG 50' 42" E 133.75 FT TH N 58 DEG 20' 34" E 37.57 FT TH NELY ON ARC OF A 321.36 RAD CVE TO L 200.72 FT CH ISN 40 DEG 26' 56" E 197.48 FT TH S 72 DEG 41' 35" E 36.70 FT TO NLY MOST COR OF LOT 6 PLAT OF GLENCREST TH S 24 DEG 40' 20" W ALG WLY LN OF SD LOT 129.48 FT TH S 40 DEG 14' 50" W ALG NWLY LN OF LOT 5 PLAT OF GLENCREST 371.33 FT TH N 37 DEG 16' 50" W 457.91 FT TH N 5 DEG 08' 0" W ALG W SEC LN 355 FT TO POB TOGETHER W/SUBJECT TO EASEMENT SEC 30 T29N R13W 3.74 A M/L.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 3.74  | Acres       | 14000 | 100  |       |                         | 52,360 |
|                      |          | 3.74  | Total Acres |       |      |       | Total Est. Land Value = | 52,360 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 42.11    | 80   | 50     | 1,684      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,184      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = 1199 SF Floor Area = 2098 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,199  |          |            |
|            |          |            | Total: | 345,551  | 276,443    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1212 | 33,136 | 26,509 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,110  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 254 | 13,023 | 10,418 |
| WPP           | 754 | 15,449 | 12,359 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Totals: 433,714 346,973

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 763,341

Parcel Number: 45-006-030-007-20

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 Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/2022 for 383,400

|               |                    |        |              |                |         |  |
|---------------|--------------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0                  | 0      | 0            | 2.70           |         |  |
| 2026          | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-007-31   | 2026 Est. T.C.V.    | POTVIN JOSHUA & TANIESA |
| Property Class: 401 |                     | 6447 S MILLER HILL RD   |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L250 P957 PRT GOVT LOT 2 SEC 30 COM NW COR THEREOF TH S 5 DEG 08' 00" E ALG W  
 SEC LN 355 FT FOR POB TH S 37 DEG 16' 50" E 457.91 FT TO WLY COR LOT 5 PLAT OF  
 GLENCREST TH SELY ALG SD PLAT 470.33 FT TO SLY MOST COR OF LOT 4 SD PLAT TH WLY  
 TO A POINT ON W SEC LN 255 FT N OF W 1/4 COR TH NLY ALG W SEC LN TO POB EXC THAT  
 PRT LYING N OF THE FOLLOWING DESCRIBED LN BEG AT MOST WLY COR LOT 6 PLAT OF  
 GLENCREST SUB TH EXTENDING DUE WEST TO WLY LN GOVT LOT 2 & THERE ENDING SEC 30  
 T29N R13W.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front            | Depth | Rate | %Adj. | Reason                  | Value  |
|------------------|----------|-------|------------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |       | 4.10 Acres       | 14000 | 100  |       |                         | 57,400 |
|                  |          |       | 4.10 Total Acres |       |      |       | Total Est. Land Value = | 57,400 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1982

(11) Heating System: Forced Hot Water  
 Ground Area = 359 SF Floor Area = 359 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                     | Siding                                  | Basement   | 359     |          |            |
|                             |                                         |            | Total:  | 62,052   | 40,334     |
| Other Additions/Adjustments |                                         |            |         |          |            |
|                             | Recreation Room                         |            | 359     | 6,656    | 4,326      |
|                             | Basement, Outside Entrance, Below Grade |            | 1       | 2,338    | 1,520      |
| Plumbing                    |                                         |            |         |          |            |
|                             | Average Fixture(s)                      |            | 1       | 1,209    | 786        |
|                             | 3 Fixture Bath                          |            | 1       | 3,794    | 2,466      |
| Water/Sewer                 |                                         |            |         |          |            |
|                             | 1000 Gal Septic                         |            | 1       | 4,473    | 2,907      |
|                             | Water Well, 100 Feet                    |            | 1       | 5,522    | 3,589      |
| Porches                     |                                         |            |         |          |            |
|                             | WPP                                     |            | 586     | 9,323    | 6,060      |
|                             | WPP                                     |            | 42      | 1,880    | 1,222      |
| Deck                        |                                         |            |         |          |            |
|                             | Treated Wood                            |            | 42      | 1,573    | 1,022      |
| Built-Ins                   |                                         |            |         |          |            |
|                             | Appliance Allow.                        |            | 1       | 1,934    | 1,257      |
| Fireplaces                  |                                         |            |         |          |            |
|                             | Wood Stove                              |            | 1       | 2,149    | 1,397      |
|                             |                                         |            | Totals: | 102,903  | 66,886     |

Notes: GEODESIC HOUSE 10 SIDES

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 147,149

2026 Est. T.C.V. 006-030-007-31 = 209,549

Parcel Number: 45-006-030-007-31

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 Est. TCV/Total Floor Area = 583.70, Most recent sale 02/16/2024 for 92,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 92,400        | 92,400         | 92,400  | 92,400       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,400         | 0       | 0            | 2,494          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 104,800       | 104,800        | 104,800 | 94,894       | 94,894         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-007-35   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W MILLER HILL RD     |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L273 P750-751 3/87 PRT GOVT LOT 2 COM NW COR THEREOF TH S 5 DEG 08' 00" E ALG W SEC LN 355 FT FOR POB TH S 37 DEG 16' 50" E 457.91 FT TO WLY COR LOT 5 PLAT OF GLENCREST TH SELY ALG SD PLAT 470.33 FT TO SLY MOST COR OF LOT 4 SD PLAT TH WLY TO A PT ON W SEC LN 255 FT N OF W 1/4 COR TH NLY ALG W SEC LN TO POB EXC THAT PRT LYING S OF THE FOLLOWING DESCRIBED LN BEG AT MOST WLY COR LOT 6 PLAT OF GLENCREST SUB TH EXTENDING DUE W TO WLY LN GOVT LOT 2 & THERE ENDING SEC 30 T29N R13W .066 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth            | Front      | Depth | Rate | %Adj. | Reason                  | Value |
|------------------|----------|------------------|------------|-------|------|-------|-------------------------|-------|
| 4019 SEC 1 14000 |          |                  | 0.66 Acres | 14000 | 100  |       |                         | 9,240 |
|                  |          | 0.66 Total Acres |            |       |      |       | Total Est. Land Value = | 9,240 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-030-007-35  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | Losses         |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |



WARD ROBERT R & COURTENAY F  
S MILLER HILL RD  
MAPLE CITY, MI 49664

|      |          |        |        |        |             |         |
|------|----------|--------|--------|--------|-------------|---------|
| 2026 | Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|      | 24,500   | 24,500 | 24,500 | 13,306 | 13,306      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-030-008-02   | 2026 Est. T.C.V.    | GIESLER MARY M TRUST ET AL |
| Property Class: 401 |                     | 6891 S DUNNS FARM RD       |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L1109P382 PARCEL U: That part of the Southwest quarter of Section 30, Town 29 North, Range 13 West, Glen Arbor Township, Leelanau County, Michigan, more fully described as: Beginning at the West quarter corner of said Section 30; thence along the E-t and West quarter line, South 89° 58' 15" East, 632.92 feet to the Southwest corner of Lot 1 of the Plat of Glencrest; thence South 36° 15' 0" East 71 0. 59 feet: thence South 34° 07' 30" West, 1059.03 feet; thence South 38° 18' 20" East, 629.37 feet: thence South 89° 02' 20" West, 334.69 feet; thence South 46° 52' 0" West, 265.96 feet: thence South 75° 57' 0" West. 138.02 feet to the West line of said Section 30; thence along said West section line, North 4° 55' 15" West, 1219.44 feet (to the Northeast corner of Government Lot 7 of Section 25, Town 29 North, Range 14 West); thence along said West section line, North 4° 56' 0" West, 952.87 feet to the Point of Beginning.

Together with and subject to non-exclusive easements for ingress and egress to and from the above described premises and for the installation and maintenance of public utilities over and across the follow described parcels: L 1109- P386 PARCEL 1 -A strip of land 66 feet in width in the Southwest quarter of Section 30, Town 29 North, Range 13 West, whose centerline is described as: Commencing at the Southwest corner of said Section 30; thence North 4° 28' 05" West, along the West section line, 115.23 feet: thence South 51° 57' 0" East. along the centerline of County Road No. 675, a distance of 44.77 feet to the Point of Beginning of said easement centerline; thence North 4° 28' 05" West, 259.39 feet; thence North 4° 55' 15" West, 142.9 feet: thence North 75° 57' 0" East, 104.60 feet; thence North 46° 52' 0" East, 265.96 feet: thence North 32° 02' 1 0" East, 173.37 feet; thence South 84° 08' 40" East, 142.86 feet; thence North 20° 34' 0" East. 432.72 feet thence North 6° 34' 0 East, 23/.58 feet; thence Nann 2.7"" 13' 10' vvest. 266.59 teet to the Point of Ending of said centerline.

PARCEL 2- A strip of land 66 feet in width in Sections 30 and 31, Town 29 North, Range 13 West, whose centerline is described as: Commencing at the quarter corner common to said Sections 30 and 31; thence South 89° 56' 35" West, along the section line, 67.00 feet: thence South 0° 51' 20" East, 187.22 feet to a point in the centerline of Trumbull Road and the Point of Beginning of said easement centerline; thence North 0° 51' 20" West, 220.22 feet; thence South 89° 56' 35" West, 1670.87 feet: thence North 60° 18' 20" West, 480.24 feet; thence North 38° 18' 20" West, 1177.61 feet to the Point of Ending of said centerline.

L255 P535 L301 P235-239 L338 P365&367/92 PARCEL U - PRT OF SW 1/4 SEC 30 BEG AT W 1/4 COR SD SEC TH ALG E-W 1/4 LN S 89 DEG 58'15" E 632.92 FT TO SW COR LOT 1 PLAT OF GLENCREST TH S 36 DEG 15'0" E 710.59 FT TH S 34 DEG 07'30" W 1059.03 FT TH S 38 DEG 18'20" E 629.37 FT TH S 89 DEG 02'20" W 334.69 FT TH S 46 DEG 52'0" W 265.96 FT TH S 75 DEG 57'0" W 138.02 FT TO W SEC LN TH ALG SD W SEC LN N 4 DEG 55'15" W 1219.44 FT TH N 4 DEG 56'0" W 952.87 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| 4019 SEC 1 14000 |          | 30.00 | Acres       | 14000 | 100        |       |              | 420,000 |
|                  |          | 30.00 | Total Acres |       | Total Est. |       | Land Value = | 420,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 25.45    | 192  | 50     | 2,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,943      |

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls C | Blt 2003 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Heat & Cool  
Ground Area = 1942 SF Floor Area = 1942 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Basement    | 1,784  |          |            |
| 1 Story | Siding   | Crawl Space | 158    |          |            |
|         |          |             | Total: | 293,951  | 252,797    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1784 | 34,503 | 17,251 |
| Basement, Outside Entrance, Below Grade | 2    | 5,562  | 4,783  |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,248 |
| 3 Fixture Bath     | 2 | 9,133 | 7,854 |
| 2 Fixture Bath     | 1 | 3,056 | 2,628 |

## Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,782  | 4,113 |
| Water Well, 200 Feet | 1 | 10,774 | 9,266 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CCP (1 Story)  | 72  | 2,252 | 1,937 |
| WSEP (1 Story) | 140 | 8,378 | 7,205 |
| WPP            | 278 | 5,454 | 4,690 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 616 | 30,763 | 26,456 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,270 |
| Door Opener         | 2   | 1,075  | 924    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,380 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,901 |
|------------------|---|-------|-------|

## Breezeways

|            |     |        |       |
|------------|-----|--------|-------|
| Frame Wall | 168 | 11,563 | 9,944 |
|------------|-----|--------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 430,850 | 358,108 |
|---------|---------|---------|

## Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 787,838

Ag. Bld 1 2002, 4 Wall Equipment Shop, Quon. Class:S Quality:Low Cost  
Height: 10 ft

| Description | Rate  | Size | Cost New |
|-------------|-------|------|----------|
| Base Cost   | 25.75 | 900  | 23,175   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Depr. Cost = 16,223  
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV of Bldg: 1 = 35,690

|                                                           |   |        |
|-----------------------------------------------------------|---|--------|
| Total Estimated True Cash Value of Agricultural Buildings | = | 35,690 |
|-----------------------------------------------------------|---|--------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-030-008-02 | = | 1,248,471 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 642.88

|               |                    |         |              |                |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
| 553,300       | 553,300            | 553,300 | 377,692      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-030-008-02

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 70,900  | 0       | 0       | 10,197      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 624,200       | 624,200 | 624,200 | 387,889 | 387,889     | 387,889 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-06   | 2026 Est. T.C.V.    | RADLOFF TODD & KIMBERLY |
| Property Class: 402 |                     | S DUNNS FARM RD         |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

PARCEL "1": (AS SURVEYED)

A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE N011H 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST CORNER OF SECTION 25, TOWN 29 NORTH, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 NORTH 01 °50'53" WEST, 137.47 FEET; THENCE N011H 78°53'26" EAST, 138.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 49°56'54" EAST, 266.10 FEET; THENCE SOUTH 87°49'06" EAST 334.93 FEET; THENCE SOUTH 34°58'17" WEST, 587.08 FEET; THENCE N011H 32°02'21" WEST, 380.56 FEET TO THE POINT OF BEGINNING. CONTAINING 3.04 ACRES MORE OR LESS.

TOGETHER WITH EASEMENTS ONE AND TWO 66 FEET IN WIDTH AS RECORDED IN LIBER 239, PAGE 370

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT ON 08/22/2023 FROM 006-030-008-11.

Split/Comb. on 08/22/2023 completed 08/22/2023 TIM ;  
 Parent Parcel(s): 006-030-008-11;  
 Child Parcel(s): 006-030-008-06, 006-030-008-07, 006-030-008-08, 006-030-008-09, 006-031-037-01;  
 -----

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value  |
|------------------|----------|-------|------------------|-------|-------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |       | 3.04 Acres       |       | 14000 | 100   |                         | 42,560 |
|                  |          |       | 3.04 Total Acres |       |       |       | Total Est. Land Value = | 42,560 |

2026 Est. T.C.V. 006-030-008-06 = 42,560

Est. TCV/Total Floor Area = 21.92

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 21,300                  | 21,300 | 21,300 | 14,366       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 387            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 21,300                  | 21,300 | 21,300 | 14,753       | 14,753         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-07   | 2026 Est. T.C.V.    | RADLOFF TODD & KIMBERLY |
| Property Class: 402 |                     | S DUNNS FARM RD         |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

PARCEL "2": (AS SURVEYED)

A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE N011H 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST CORNER OF SECTION 25, TOWN 29 N011H, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 N011H 01 °50'53" WEST, 137.47 FEET; THENCE NORTH 78°53'26" EAST, 138.01 FEET; THENCE N011H 49°56'54" EAST, 266.10 FEET; THENCE SOUTH 87°49'06" EAST, 334.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35°15'16" EAST, 249.85 FEET; THENCE SOUTH 33°34'44" WEST, 585.17 FEET; THENCE NORTH 48°57'05" WEST, 172.55 FEET; THENCE N011H 41 °05'27" EAST, 30.00 FEET; THENCE NORTH 32°02'21" WEST, 87.94 FEET; THENCE NORTH 34°58'17" EAST, 587.08 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES MORE OR LESS.

TOGETHER WITH EASEMENTS ONE AND TWO 66 FEET IN WIDTH AS RECORDED IN LIBER 239, PAGE 370

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT ON 08/22/2023 FROM 006-030-008-11.

Split/Comb. on 08/22/2023 completed 08/22/2023 TIM ;

Parent Parcel(s): 006-030-008-11;

Child Parcel(s): 006-030-008-06, 006-030-008-07, 006-030-008-08, 006-030-008-09, 006-031-037-01;

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value  |
|------------------|----------|-------|------------------|-------|-------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |       | 3.32 Acres       |       | 14000 | 100   |                         | 46,480 |
|                  |          |       | 3.32 Total Acres |       |       |       | Total Est. Land Value = | 46,480 |

2026 Est. T.C.V. 006-030-008-07 = 46,480

Est. TCV/Total Floor Area = 23.93

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 23,200                  | 23,200 | 23,200 | 15,689       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 423            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 23,200                  | 23,200 | 23,200 | 16,112       | 16,112         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-08   | 2026 Est. T.C.V.    | RADLOFF TODD & KIMBERLY |
| Property Class: 402 |                     | S DUNNS FARM RD         |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

## PARCEL "3": (AS SURVEYED)

A PARCEL OF LAND IN SECTION 30, TOWN 29 N011H, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST COMER OF SECTION 30; THENCE NORTH 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST COMER OF SECTION 25, TOWN 29 N011H, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 NORTH 01 °50'53" WEST, 137.47 FEET; THENCE NORTH 78°53'26" EAST, 138.01 FEET; THENCE NORTH 49°56'54" EAST, 266.10 FEET; THENCE SOUTH 87°49'06" EAST, 334.93 FEET; THENCE SOUTH 35°15'16" EAST, 249.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35°15'16" EAST, 356.20 FEET; THENCE SOUTH 41 ° 11 '53" WEST, 285.00 FEET TO THE SOUTH LINE OF SECTION 30; THENCE ALONG SAID LINE NORTH 87°01 '00" WEST, 342.00 FEET; THENCE NORTH

33°34'44" EAST, 585.17 FEET TO THE POINT OF BEGINNING. CONTAINING 3.11 ACRES MORE OR LESS.

TOGETHER WITH EASEMENTS ONE AND TWO 66 FEET IN WIDTH AS RECORDED IN LIBER 239, PAGE 370

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT ON 08/22/2023 FROM 006-030-008-11;

Split/Comb. on 08/22/2023 completed 08/22/2023 TIM ;  
 Parent Parcel(s): 006-030-008-11;  
 Child Parcel(s): 006-030-008-06, 006-030-008-07, 006-030-008-08, 006-030-008-09, 006-031-037-01;  
 -----

## Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth            | Front | Depth | Rate       | %Adj. | Reason       | Value  |
|----------------------|----------|------------------|-------|-------|------------|-------|--------------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 3.11 Acres       | 14000 | 100   |            |       |              | 43,540 |
|                      |          | 3.11 Total Acres |       |       | Total Est. |       | Land Value = | 43,540 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-030-008-08 | = | 43,540 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 22.42

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 21,800                  | 21,800 | 21,800    | 14,696         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 396            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 21,800                  | 21,800 | 21,800    | 15,092         | 15,092      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-09   | 2026 Est. T.C.V.    | RADLOFF TODD & KIMBERLY |
| Property Class: 401 |                     | 6907 S DUNNS FARM RD    |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

PARCEL "4" IN SECTION 30: (AS SURVEYED)

A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE N011H 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST CORNER OF SECTION 25, TOWN 29 N011H, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 NORTH 01 °50'53" WEST, 137.47 FEET; THENCE N011H 78°53'26" EAST, 138.01 FEET; THENCE SOUTH 32°02'21" EAST, 468.50 FEET; THENCE SOUTH 41 °05'27" WEST, 165.20 FEET TO THE SOUTH LINE OF SECTION 30; THENCE ALONG SAID LINE NORTH 87°01 '00" WEST, 262.76 FEET TO THE POINT OF BEGINNING. CONTAINING 3.14 ACRES MORE OR LESS. SPLIT ON 08/22/2023 FROM 006-030-008-11.

Split/Comb. on 08/22/2023 completed 08/22/2023 TIM ;  
 Parent Parcel(s): 006-030-008-11;  
 Child Parcel(s): 006-030-008-06, 006-030-008-07, 006-030-008-08, 006-030-008-09, 006-031-037-01;  
 -----

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front            | Depth | Rate | %Adj. | Reason                  | Value  |
|------------------|----------|-------|------------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |       | 3.23 Acres       | 14000 | 100  |       |                         | 45,220 |
|                  |          |       | 3.23 Total Acres |       |      |       | Total Est. Land Value = | 45,220 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value |
|-----------------------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc.             | 7.48  | 1080 | 50     | 4,039      |
| D/W/P: Patio Blocks               | 14.54 | 625  | 50     | 4,544      |
| Total Estimated Land Improvements |       |      |        | 8,583      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1412 SF Floor Area = 2824 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,412  |          |            |
|         |          |             | Total: | 298,256  | 295,275    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 1,197 |
| 3 Fixture Bath     | 2 | 7,589 | 7,513 |
| 2 Fixture Bath     | 1 | 2,552 | 2,526 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 8,966 | 8,876 |
| Water Well, 100 Feet | 1 | 5,522 | 5,467 |

##### Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 864 | 29,177 | 28,885 |
| Common Wall: 1 Wall | 1   | -2,469 | -2,444 |
| Door Opener         | 2   | 954    | 944    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,915 |
|------------------|---|-------|-------|

Totals: 353,690 350,154

Notes:

ECF (4031 RURAL) 2.200 => TCV: 770,339



Parcel Number: 45-006-030-008-09

Page: 2

2026 Est. T.C.V. 006-030-008-09

= 824,142

Est. TCV/Total Floor Area = 291.83

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 346,300       | 346,300        | 346,300 | 306,303      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 65,800         | 0       | 0            | 8,270          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 412,100       | 412,100        | 412,100 | 314,573      | 314,573        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-12   | 2026 Est. T.C.V.    | LEWIS DONALD J       |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

2020000713 TRANSFER PARCEL. A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ABOR TOWNSH IP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE SOUTH 87°0 1 '00" EAST, 824.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°11'53" EAST, 285 .00 FEET; THENCE SOUTH 35 ° 15'1 6" EAST, 23.20 FEET; THENCE SOUTH 57° 15'49" EAST, 414.51 FEET TO THE SOUTH LINE OF SECTION 30; THENCE ALONG SAID LINE NORTH 87°01 '00" WEST, 550.53 FEET TO THE POINT OF BEGINNING. CONTAI NING 1.37 ACRES MORE OR LESS.

SPLIT ON 12/31/2019 FROM 006-030-008-10;

Split/Comb. on 02/20/2020 completed 02/20/2020 TIM ;  
 Parent Parcel(s): 006-030-008-10;  
 Child Parcel(s): 006-030-008-11, 006-030-008-12;  
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#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value  |
|------------------|----------|-------|------------------|-------|-------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |       | 1.37 Acres       |       | 14000 | 100   |                         | 19,180 |
|                  |          |       | 1.37 Total Acres |       |       |       | Total Est. Land Value = | 19,180 |

2026 Est. T.C.V. 006-030-008-12 = 19,180

Est. TCV/Total Floor Area = 6.79

| 2025 Assessed           | MBOR  | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|-------|--------|--------------|----------------|---------|--|
| 9,600                   | 9,600 | 9,600  | 5,114        | 2.70           |         |  |
| 2026 New Eq. Adjustment |       | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0     | 0      | 0            | 138            | 0       |  |
| 2026 Assessed           | MBOR  | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 9,600                   | 9,600 | 9,600  | 5,252        | 5,252          | 5,252   |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-030-008-15   | 2026 Est. T.C.V.    | CHILDS KURT & LUBA MELNYCZUK |
| Property Class: 402 |                     | W CHENEY WOODS TRL           |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L1178P410 PARCEL C: THAT PART OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST L!4 CORNER OF SAID SECTION 30; THENCE SOUTH 4 DEGREES 56 MINUTES 0 SECONDS EAST, ALONG THE WEST SECTION LINE, 575.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, 1003.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 07 MINUTES 30 SECONDS EAST, 1064.93 FEET; THENCE SOUTH 78 DEGREES 0 MINUTES 00 SECONDS EAST, 198.98 FEET; THENCE SOUTH 41 DEGREES 15 MINUTES 40 SECONDS EAST, 16.19 FEET; THENCE SOUTH 34 DEGREES 07 MINUTES 30 SECONDS WEST, 2258.15 FEET; THENCE NORTH 38 DEGREES 18 MINUTES 20 SECONDS WEST, 209.79 FEET; THENCE NORTH 34 DEGREES 07 MINUTES 30 SECONDS EAST, 1059.03 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND TO AND FROM THE ABOVE DESCRIBED PREMISES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCELS: 1,6,&7.

L360 P888 L451 P253/97 L663 P237/02 PARCEL C - PRT W 1/2 SEC 30 COM AT W 1/4 COR SD SEC TH S 4 DEG 56'0" E ALG W SEC LN 575.00 FT TH S 89 DEG 58'15" E 1003.68 FT TO POB TH N 34 DEG 07'30" E 1064.93 FT TH S 78 DEG 0'00" E 198.98 FT TH S 41 DEG 15'40" E 16.19 FT TH S 34 DEG 07'30" W 2258.15 FT TH N 38 DEG 18' 20" W 209.79 FT TH N 34 DEG 07'30" E 1059.03 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W.

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

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                            | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|-----------------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 2189.17 | 0.9335 | 1.1781 | 3700 | 100   |                                   | 406,921 |
| A 100' @ 600/FF                          | 98.98    | 2189.17 | 0.7860 | 1.5295 | 600  | 50    | SURPLUS: ZONING 100' MIN - ZONING | 35,698  |
| 199 Actual Front Feet, 10.00 Total Acres |          |         |        |        |      |       | Total Est. Land Value =           | 442,618 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value |
|-----------------------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand              | 15.50 | 600  | 50     | 4,650      |
| Total Estimated Land Improvements |       |      |        | 4,650      |

|                           |                |                                 |                |
|---------------------------|----------------|---------------------------------|----------------|
| 2026 Est. T.C.V.          | 006-030-008-15 | =                               | 447,268        |
| Est. TCV/Total Floor Area | = 158.38,      | Most recent sale 09/09/2013 for | 148,000        |
| 2025 Assessed             | MBOR           | S.E.V.                          | Base for Cap   |
| 186,400                   | 186,400        | 186,400                         | 69,749         |
|                           |                |                                 | 2.70           |
| 2026 New Eq. Adjustment   | Loss           | Additions                       | Tax Adjustment |
| 0                         | 37,200         | 0                               | 153,851        |
| 2026 Assessed             | MBOR           | S.E.V.                          | Capped         |
| 223,600                   | 223,600        | 223,600                         | 71,632         |
|                           |                |                                 | 223,600        |
|                           |                |                                 | 223,600        |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-030-008-25   | 2026 Est. T.C.V.    | SCHWARTZ JACKIE & MICHAEL TRUST |
| Property Class: 401 |                     | 6905 S GLEN LAKE VIEW DR        |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L281 P601-3/87 L558 P724/00 L820 P754&777/04 2003 DESC REVISED PRT SW 1/4 SEC 30 & PRT OF NW 1/4 SEC 31 BEG AT S 1/4 COR SD SEC 30 TH N 00 DEG 59'35" W 238.79 FT ALG N-S 1/4 LN TH S 88 DEG 59'35" W 499.87 FT TH S 01 DEG 00'38" E 230.50 FT TO S LN SD SEC 30 TH N 89 DEG 56'35" E 399.89 FT TH S 00 DEG 51'20" E 195.26 FT TO C/L TRUMBULL RD TH NELY 101.50 FT ALG SD C/L ON ARC OF A 546.72 FT RADIUS CRV TO RIGHT (CH= N 79 DEG 45'15" E 101.35 FT TO N-S 1/4 LN SEC 31 TH N 00 DEG 51'20" W 177.33 FT ALG N-S 1/4 LN TO POB TOGETHER WITH & SUBJECT TO EASEMENTS. SEC 30 & 31 T29N R13W 3.11 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \* 230.50 X 499.89, EASEMENT

| Description                             | Frontage | Depth | Front | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|-------|-------|-------|--------|-------|-------------------------|---------|
| <Site Value A> SITE IRREGULAR           |          |       |       |       | 100000 | 100   |                         | 100,000 |
| 231 Actual Front Feet, 3.11 Total Acres |          |       |       |       |        |       | Total Est. Land Value = | 100,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 2000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1989

(11) Heating System: Forced Hot Water  
 Ground Area = 1008 SF Floor Area = 1624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior  | Foundation | Size  | Cost New | Depr. Cost |
|-----------|-----------|------------|-------|----------|------------|
| 1.5 Story | Pine Logs | Basement   | 1,008 |          |            |
| 1 Story   | Siding    | Overhang   | 112   |          |            |
| Total:    |           |            |       | 228,351  | 159,847    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1017 | 19,669 | 13,768 |
| Basement, Outside Entrance, Above Grade | 1    | 2,019  | 1,413  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 48  | 3,256  | 2,279 |
| WPP           | 48  | 2,195  | 1,536 |
| WPP           | 768 | 12,173 | 8,521 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 336 | 5,722 | 4,005 |
| Treated Wood | 236 | 4,541 | 3,179 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 780 | 36,465 | 25,525 |
| Storage Over Garage | 780 | 10,530 | 7,371  |
| Door Opener         | 2   | 1,075  | 752    |

Parcel Number: 45-006-030-008-25

Page: 2

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 Totals: 345,699 241,988

Notes:

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 ECF (4031 RURAL) 2.200 => TCV: 532,374
 

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2026 Est. T.C.V. 006-030-008-25 = 637,374

Est. TCV/Total Floor Area = 392.47, Most recent sale 10/29/2008 for 345,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 288,800                 | 288,800 | 288,800   | 190,477        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 29,900  | 0         | 0              | 5,142       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 318,700                 | 318,700 | 318,700   | 195,619        | 195,619     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-28   | 2026 Est. T.C.V.    | APRIK TOME & CAROLYN |
| Property Class: 402 |                     | S GLEN LAKE VIEW DR  |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

LDA/SURVEY L8 P289&413&514&594 L821 P414/04 L826 P290/04 2003 SPLIT FROM  
 006-030-008-25 PARCEL N-1 - PRT OF SW 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 00  
 DEG 59'56" W ALG N-S 1/4 LN 238.79 FT TO POB TH CONT N 00 DEG 59'56" W 261.21 FT  
 TH S 89 DEG 56'35" W 499.95 FT TH S 00 DEG 59'35" E 269.50 FT TH N 88 DEG 59'35"  
 E ALG S SEC LN 499.91 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N  
 R13W. 3.04 A M/L.

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

\* Factors \*

PRIVATE RD EASEMENT

| Description                             | Frontage | Depth | Front | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|-------|-------|-------|--------|-------|-------------------------|---------|
| <Site Value A> SITE IRREGULAR           |          |       |       |       | 100000 | 100   |                         | 100,000 |
| 261 Actual Front Feet, 3.04 Total Acres |          |       |       |       |        |       | Total Est. Land Value = | 100,000 |

2026 Est. T.C.V. 006-030-008-28 = 100,000

Est. TCV/Total Floor Area = 61.58, Most recent sale 03/14/2025 for 105,000

| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 65,300                  | 65,300  | 65,300 | 15,004       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -15,300 | 0      | 0            | 34,996         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 50,000                  | 50,000  | 50,000 | 15,409       | 50,000         | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-030-008-30   | 2026 Est. T.C.V.    | WARREN NORMAN BRUCE & ANDREA R |
| Property Class: 401 |                     | 3661 W CHENEY WOODS TRL        |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L1272P774 2010 COMBINED 008-31 WITH 008-30 L272 P380 L400 P779 L428 P527/96 L627 P134&152/02 L650 P408/02 L914 P55/06 2007 INTEREST REVISED (REF: INTEREST SPLIT 006-030-008-31) PRT OF SW 1/4 SEC 30 COM S 1/4 COR TH S 89 DEG 56' 35" W ALG S SEC LN 1747.09 FT TH N 60 DEG 18' 20" W 414.49 FT FOR POB TH N 38 DEG 18' 20" W 209.79 FT TH N 34 DEG 07' 30" E 2206.67 FT TH S 55 DEG 14'30" E 181.04 FT TH S 26 DEG 33' 20" E 22.48 FT TH S 34 DEG 07' 30" W 2253.00 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS AS A TENANT IN COMMON SEC 30 T29N R13W. PARCEL H 10.2 A.

2010 COMBINED 008-31 BACK INTO 008-30

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 2454.22 | 0.9424 | 1.1917 | 3700 | 100   |                          | 415,505 |
| A 100' @ 600/FF                          | 81.04    | 2454.22 | 0.8124 | 1.5739 | 600  | 50    | SURPLUS: ZONING 100' MIN | 31,086  |
| 181 Actual Front Feet, 10.20 Total Acres |          |         |        |        |      |       |                          |         |
| Total Est. Land Value =                  |          |         |        |        |      |       |                          | 446,591 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 29.37 | 100  | 50     | 1,468      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,968      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1597 SF Floor Area = 1958 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement    | 1,318  |          |            |
| 1 Story    | Siding   | Crawl Space | 279    |          |            |
| 1 Story    | Siding   | Overhang    | 32     |          |            |
|            |          |             | Total: | 303,795  | 197,459    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 838 | 16,207 | 10,535 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 1,808  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 109 | 3,307  | 2,150 |
| WPP | 379 | 6,894  | 4,481 |
| CPP | 36  | 1,031  | 670   |
| WPP | 919 | 14,566 | 9,468 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 349    |
| Base Cost   | 1200 | 47,868 | 31,114 |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 2,561 |
|------------------------|---|-------|-------|

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|                  |   |         |         |
|------------------|---|---------|---------|
| Door Opener      | 1 | 537     | 349     |
| Built-Ins        |   |         |         |
| Appliance Allow. | 1 | 2,767   | 1,799   |
| Security System  | 1 | 7,006   | 4,554   |
| Fireplaces       |   |         |         |
| Exterior 1 Story | 1 | 6,514   | 4,234   |
| Totals:          |   | 438,963 | 285,319 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 627,702

2026 Est. T.C.V. 006-030-008-30 = 1,083,261

Est. TCV/Total Floor Area = 553.25, Most recent sale 12/21/2009 for 670,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 479,800       | 479,800        | 479,800 | 330,415      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 11,200        | 103,400        | 52,800  | 11,200       | 7,939          | 36,361  |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 541,600       | 541,600        | 541,600 | 313,193      | 313,193        | 313,193 |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-030-008-35   | 2026 Est. T.C.V.    | TIMONER SUSAN L & DAVID A |
| Property Class: 401 |                     | 3757 W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L292 P846-851 L356 P190-193 PARCEL D - COM S 1/4 COR SEC 30 TH S 89 DEG 56' 35"  
W ALG S SEC LN 1747.09 FT TH N 60 DEG 18' 20" W 414.49 FT TH N 38 DEG 18' 20" W  
839.16 FT TO POB TH N 38 DEG 18' 20" W 209.79 FT TH N 34 DEG 07' 30" E 2258.15  
FT TH S 41 DEG 15' 40" E 206.69 FT TH S 34 DEG 07' 30" W 2269.34 FT TO POB  
SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 10.4 A.

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

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 2159.42 | 0.9286 | 1.1765 | 3700 | 100   |                          | 404,220 |
| A 100' @ 600/FF                          | 109.79   | 2159.42 | 0.7716 | 1.5243 | 600  | 50    | SURPLUS: ZONING 100' MIN | 38,737  |
| 210 Actual Front Feet, 10.40 Total Acres |          |         |        |        |      |       | Total Est. Land Value =  | 442,957 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size  | % Good | Cash Value |
|-----------------------------------|-------|-------|--------|------------|
| D/W/P: Asphalt Paving             | 3.16  | 15000 | 50     | 23,700     |
| D/W/P: Flagstone/Sand             | 21.39 | 1500  | 50     | 16,042     |
| Total Estimated Land Improvements |       |       |        | 39,742     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2024

(11) Heating System: Forced Heat & Cool  
Ground Area = 1816 SF Floor Area = 3632 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,816  |          |            |
|         |          |            | Total: | 465,333  | 460,718    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 967 | 18,702 | 18,515 |
| Basement, Outside Entrance, Above Grade | 3   | 6,056  | 5,995  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 3 | 13,700 | 13,563 |
| 2 Fixture Bath     | 1 | 3,056  | 3,025  |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 9,503  | 9,408  |
| Water Well, 200 Feet | 1 | 10,774 | 10,666 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 187 | 5,335  | 5,282  |
| WPP            | 338 | 6,155  | 6,093  |
| WSEP (1 Story) | 403 | 19,678 | 19,481 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 2 Wall | 1    | -5,280 | -5,227 |
| Door Opener         | 2    | 1,075  | 1,064  |
| Base Cost           | 1270 | 54,928 | 54,379 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 613,234 | 607,138 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-030-008-35

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 1,335,704

2026 Est. T.C.V. 006-030-008-35 = 1,818,403

Est. TCV/Total Floor Area = 500.66, Most recent sale 10/04/2019 for 160,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 391,200       | 391,200        | 391,200 | 290,453      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 437,500       | 80,500         | 0       | 437,500      | 7,842          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 909,200       | 909,200        | 909,200 | 735,795      | 735,795        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-40   | 2026 Est. T.C.V.    | ALM FAMILY TRUST        |
| Property Class: 401 |                     | 3673 W CHENEY WOODS TRL |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L399 P578/95 L442 P165/97 L584 P41&43 L795 P76/04 PARCEL G - PRT OF SW 1/4 SEC 30 COM S 1/4 COR TH S 89 DEG 56'35" W ALG S SEC LN 1747.09 FT TH N 60 DEG 18'20" W 414.49 FT TH N 38 DEG 18'20" W 209.79 FT FOR POB TH N 38 DEG 18'20" W 209.79 FT TH N 34 DEG 07'30" E 2228.65 FT TH S 22 DEG 06'40" E 159.37 FT TH S 55 DEG 14'30" E 67.52 FT TH S 34 DEG 07'30" W 2206.67 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W.

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

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate       | %Adj. | Reason                   | Value   |
|------------------------------------------|----------|---------|--------|--------|------------|-------|--------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 2076.36 | 0.9286 | 1.1719 | 3700       | 100   |                          | 402,638 |
| A 100' @ 600/FF                          | 109.79   | 2076.36 | 0.7716 | 1.5094 | 600        | 50    | SURPLUS: ZONING 100' MIN | 38,359  |
| 210 Actual Front Feet, 10.00 Total Acres |          |         |        |        | Total Est. |       | Land Value =             | 440,997 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1936 SF Floor Area = 1936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Wood Bsmnt. | 1,279 |          |            |
| 1 Story | Siding   | Crawl Space | 657   |          |            |
|         |          | Total:      |       | 309,350  | 262,935    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1260 | 45,184 | 38,406 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,364  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |
| Separate Shower    | 1 | 1,336 | 1,136 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 8,078 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 200 | 8,652  | 7,354  |
| WCP (1 Story) | 344 | 12,123 | 10,305 |
| WPP           | 175 | 4,583  | 3,896  |
| WCP (1 Story) | 43  | 3,068  | 2,608  |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 648 | 31,953 | 27,160 |
| Storage Over Garage | 320 | 4,320  | 3,672  |
| Door Opener         | 2   | 1,075  | 914    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-030-008-40

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|                  |   |         |         |            |
|------------------|---|---------|---------|------------|
| Interior 2 Story | 1 | 6,649   | 5,652   |            |
| Exterior 1 Story | 1 | 6,514   | 5,537   |            |
| Local Cost Items |   |         |         |            |
| GENERATOR        | 1 | 1       | 1       | *100% Good |
| Totals:          |   | 469,346 | 398,934 |            |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 877,655

2026 Est. T.C.V. 006-030-008-40 = 1,320,152

Est. TCV/Total Floor Area = 681.90, Most recent sale 07/20/2016 for 550,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 550,400       | 550,400    | 550,400 | 417,967      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 109,700    | 0       | 0            | 11,285         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 660,100       | 660,100    | 660,100 | 429,252      | 429,252        | 429,252 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-46   | 2026 Est. T.C.V.    | MOYAD MARK & MIA        |
| Property Class: 401 |                     | 3705 W CHENEY WOODS TRL |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

2007 SPLIT FROM 006-030-008-45 LEGAL DESCRIPTION: PARCEL E-L A PARCEL OF LAND IN SECTION 30, TWP 29 RNG 13 W, GLEN ARBOR TWP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'35" W, 1747.09 FT ALONG SOUTH LINE OF SECTION 30; THENCE N 60°18'20" WEST 414.49 FT; THENCE NORTH 38°18'20" WEST, 629.37 FT TO SOUTHEAST CORNER OF PARENT PARCEL E; THENCE NORTH 34°07'01" EAST, 1100.00 FT TO POB; THENCE NORTH 38°19'52" WEST, 209.73 FT; THENCE NORTH 34°07'30" EAST, 1170.35 FT TO CENTERLINE CHENEY WOODS TRAIL; THENCE, ALONG SAID CENTERLINE FOR FOLLOWING TWO COURSES, SOUTH 41°12'15" EAST, 134.61 FT (RECORDED AS S41 ° 15'40"E 134.77 FT); THENCE SOUTH 32°50'26" EAST, 75.62 FT (RECORDED AS S32°43'20"E 75.69 FT); THENCE SOUTH 34°07'01" WEST, 1169.89 FT TO POB SAID PARCEL CONTAINS 5.4 ACRES OF LAND MOL TOGETHER WITH AND SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCELS AS RECORDED ON LIBER 364 PAGE 230: PARCEL 1, PARCEL 6, AND PARCEL 7, LEELANAU COUNTY RECORDS. TOGETHER WITH AND SUBJECT TO ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

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

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                          | 100.00   | 1121.56 | 0.9286 | 1.1019 | 3700 | 100   |                          | 378,598 |
| A 100' @ 600/FF                         | 109.73   | 1121.56 | 0.7716 | 1.2940 | 600  | 50    | SURPLUS: ZONING 100' MIN | 32,870  |
| 210 Actual Front Feet, 5.40 Total Acres |          |         |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |         |        |        |      |       |                          | 411,469 |

Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 5000 | 0      | 0          |
| D/W/P: Crushed Rock   | 2.31 | 1800 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1696 SF Floor Area = 2752 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.5 Story  | Siding   | Basement   | 1,120  |          |            |
| 1.25 Story | Siding   | Basement   | 576    |          |            |
| 1 Story    | Siding   | Overhang   | 16     |          |            |
| 2 Story    | Siding   | Overhang   | 168    |          |            |
|            |          |            | Total: | 328,288  | 246,215    |

Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 441 | 15,814 | 11,860 |
| Exterior                                |     |        |        |
| Brick Veneer                            | 288 | 4,864  | 3,648  |
| Basement, Outside Entrance, Below Grade | 2   | 5,562  | 4,171  |
| Plumbing                                |     |        |        |
| Average Fixture(s)                      | 1   | 1,451  | 1,088  |
| 3 Fixture Bath                          | 1   | 4,567  | 3,425  |
| 2 Fixture Bath                          | 1   | 3,056  | 2,292  |
| Water/Sewer                             |     |        |        |
| 1000 Gal Septic                         | 1   | 4,782  | 3,586  |
| Water Well, 100 Feet                    | 1   | 5,847  | 4,385  |

Parcel Number: 45-006-030-008-46

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## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| CCP (1 Story) | 40  | 1,354  | 1,015 |
| WPP           | 584 | 10,553 | 7,915 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 2,955 |
| Door Opener            | 2 | 1,075 | 806   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,945 |
|----------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 396,513 | 297,381 |
|---------|--|---------|---------|

## Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 654,238

2026 Est. T.C.V. 006-030-008-46 = 1,073,207

Est. TCV/Total Floor Area = 389.97, Most recent sale 06/08/2021 for 700,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 442,800                 | 442,800 | 442,800   | 362,258        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 93,800  | 0         | 9,780          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 536,600                 | 536,600 | 536,600   | 372,038        | 372,038     | 372,038 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-47   | 2026 Est. T.C.V.    | BAER KRISTEN         |
| Property Class: 401 |                     | 6913 S DUNNS FARM RD |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

2007 SPLIT FROM 006-030-008-45 LEGAL DESCRIPTION: PARCEL E-2 A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 COMER OF SAID SECTION 30, THENCE SOUTH 89°56'35" WEST, 1747.09 FEET ALONG THE SOUTH LINE OF SECTION 30; THENCE NORTH 60°18'20" WEST, 414.49 FEET; THENCE NORTH 38°18'20" WEST, 629.37 FEET TO THE SOUTHEAST COMER OF PARENT PARCEL E AND THE POINT OF BEGINNING; THENCE NORTH 38°20'48" WEST, 209.88 FEET (RECORDED AS N38°18'20"W 209.79 FEET); THENCE NORTH 34°07'30" EAST, 1100.00 FEET; THENCE SOUTH 38°19'52" EAST, 209.73 FEET; THENCE SOUTH 34°07'01" WEST, 1100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.0 ACRES OF LAND MORE OR LESS. TOGETHER WITH AND SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCELS AS RECORDED ON LIBER 364 PAGE 230: PARCEL L, PARCEL 6, AND PARCEL 7, LEELANAU COUNTY RECORDS. TOGETHER WITH AND SUBJECT TO ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth            | Front      | Depth | Rate       | %Adj. | Reason       | Value  |
|------------------|----------|------------------|------------|-------|------------|-------|--------------|--------|
| 4019 SEC 1 14000 |          |                  | 4.00 Acres | 14000 | 100        |       |              | 56,000 |
|                  |          | 4.00 Total Acres |            |       | Total Est. |       | Land Value = | 56,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C      Blt 2025

(11) Heating System: No Heating/Cooling  
 Ground Area = 1558 SF      Floor Area = 1558 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,558  |          |            |
|         |          |            | Total: | 221,415  | 219,200    |

#### Other Additions/Adjustments

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Basement Garage: 2 Car      1      3,940      3,901

Totals:      243,466      241,031

#### Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV:      530,269  
 20% Completed => Est. True Cash Value 2026 =      106,054

2026 Est. T.C.V. 006-030-008-47      =      162,054

Est. TCV/Total Floor Area = 104.01

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 28,000                  | 28,000 | 28,000 | 14,889       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 53,000                  | 0      | 0      | 53,000       | 402            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 81,000                  | 81,000 | 81,000 | 68,291       | 68,291         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-030-008-50   | 2026 Est. T.C.V.    | CUTLER BARRY F & RENIE E  |
| Property Class: 401 |                     | 3603 W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664-9523 |

L264 P414 L301 P179-184 L397 P79-80/94 L287 P417-420 /88 PARCEL K - PRT OF SW  
 1/4 SEC 30 COM S 1/4 COR TH S 89 DEG 56' 35" W 1280.61 FT ALG S SEC LN FOR POB  
 TH S 89 DEG 56' 35" W 466.48 FT TH N 60 DEG 18' 20" W 106.85 FT TH N 34 DEG 07'  
 30" E 2069.84 FT TH S 62 DEG 05'20" E 308.34 FT TH S 34 DEG 07' 30" W 1559.13 FT  
 TH S 0 DEG 03' 25" E 330.91 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30  
 T29N R13W 15.2 A M/L.

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

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 1695.27 | 0.8935 | 1.1484 | 3700 | 100   |                          | 379,650 |
| A 100' @ 600/FF                          | 208.34   | 1695.27 | 0.6743 | 1.4348 | 600  | 50    | SURPLUS: ZONING 100' MIN | 60,468  |
| 308 Actual Front Feet, 12.00 Total Acres |          |         |        |        |      |       |                          |         |
| Total Est. Land Value =                  |          |         |        |        |      |       |                          | 440,119 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 9.22  | 108  | 50     | 498        |
| D/W/P: Asphalt Paving                               | 4.43  | 8000 | 50     | 17,720     |
| D/W/P: Flagstone/Sand                               | 34.24 | 500  | 50     | 8,560      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 26,778     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2644 SF Floor Area = 5288 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New  | Depr. Cost |
|---------|----------|------------|--------|-----------|------------|
| 2 Story | Siding   | Basement   | 2,644  |           |            |
|         |          |            | Total: | 1,376,864 | 1,032,647  |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1322 | 46,957 | 35,218 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,022  |
| 3 Fixture Bath     | 3 | 38,079 | 28,559 |
| 2 Fixture Bath     | 1 | 8,462  | 6,346  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,615 | 4,961 |
| Water Well, 100 Feet | 1 | 7,582 | 5,686 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 270 | 15,922 | 11,941 |
| CCP (1 Story) | 260 | 15,400 | 11,550 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 432 | 7,858 | 5,893 |
|--------------|-----|-------|-------|

#### Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 984 | 83,768 | 62,826 |
| Common Wall: 1 Wall | 1   | -4,206 | -3,154 |
| Door Opener         | 3   | 2,539  | 1,904  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 9,671 | 7,253 |
| Dishwasher       | 1 | 1,773 | 1,330 |
| Garbage Disposal | 1 | 517   | 388   |
| Oven             | 1 | 3,083 | 2,312 |
| Standard Range   | 1 | 2,290 | 1,717 |



Parcel Number: 45-006-030-008-50

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## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 21,758 | 16,318 |
|------------------|---|--------|--------|

|         |           |           |
|---------|-----------|-----------|
| Totals: | 1,648,961 | 1,236,717 |
|---------|-----------|-----------|

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 2,720,777

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2026 Est. T.C.V. 006-030-008-50 = 3,187,674

Est. TCV/Total Floor Area = 602.81, Most recent sale 11/28/1994 for 110,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,315,600               | 1,315,600 | 1,315,600 | 701,302        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 278,200   | 0         | 18,935         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,593,800               | 1,593,800 | 1,593,800 | 720,237        | 720,237     | 720,237 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-55   | 2026 Est. T.C.V.    | BETZIG SUSAN ESCOTT  |
| Property Class: 402 |                     | W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L349 P730-733/92 L558 P656/00 PER LDA/SURVEY 2005 DESCR REVISED (REF: SPLITS 006-030-008-75 & -008-95) PARCEL M-4 - PRT SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56' 35" W ALG S SEC LN 894.14 FT TH N 00 DEG 03'25" W 544.00 FT TH N 34 DEG 04'30" E 586.88 FT TO POB TH CONT N 34 DEG 04'30" E 558.17 FT TH S 39 DEG 53'40" E 50.69 FT TH S 61 DEG 18'50" E 151.95 FT TH S 21 DEG 32'10" W 515.59 FT TH N 65 DEG 55'25" W 317.74 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W 3.12 A M/L.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                          | 100.00   | 894.42 | 0.9590 | 1.0772 | 3700 | 100   |                          | 382,250 |
| A 100' @ 600/FF                         | 51.95    | 894.42 | 0.8638 | 1.2228 | 600  | 50    | SURPLUS: ZONING 100' MIN | 16,462  |
| 152 Actual Front Feet, 3.12 Total Acres |          |        |        |        |      |       | Total Est. Land Value =  | 398,712 |

2026 Est. T.C.V. 006-030-008-55 = 398,712

Est. TCV/Total Floor Area = 75.40, Most recent sale 10/19/2018 for 300,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 163,500                 | 163,500 | 163,500   | 61,835         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 35,900  | 0         | 1,669          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 199,400                 | 199,400 | 199,400   | 63,504         | 63,504      | 63,504  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-60   | 2026 Est. T.C.V.    | BETZIG SUSAN ESCOTT     |
| Property Class: 401 |                     | 3581 W CHENEY WOODS TRL |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L277 P894-897/87 L295 P408/88 2005 DESCR REVISED (REF: SPLIT 006-030-009-10)  
 PARCEL L-2 - PRT SW 1/4 SEC 30 COM AT S 1/4 COR TH N 89 DEG 56'35" W ALG S SEC  
 LN 894.14 FT TH N 00 DEG 03'25" W 333.96 FT TO POB TH CONT N 00 DEG 03'25" W  
 210.04 FT TH N 34 DEG 04'30" E 1145.05 FT TH N 39 DEG 53'40" W 111.70 FT TH N 62  
 DEG 05'20" W 93.17 FT TH S 34 DEG 07'30" W 1559.13 FT TH S 88 DEG 35'54" E  
 377.99 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 7.10 A  
 M/L.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/         | 111.70   | 2749.70     | 0.9890 | 1.2053 | 3700       | 100   |              | 492,651 |
| 112 Actual Front Feet, | 7.05     | Total Acres |        |        | Total Est. |       | Land Value = | 492,651 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 2500 | 0      | 0          |
| D/W/P: 4in Concrete   | 7.10 | 500  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 1500 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description          | Rate     | Size | % Good | Cash Value |
|----------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75 | 7,500.00 | 1    | 100    | 7,500      |

#### Ad-Hoc Unit-In-Place Items

| Description                       | Rate  | Size | % Good | Cash Value               |
|-----------------------------------|-------|------|--------|--------------------------|
| /CI16/YARI/CHALF/04'/211          | 14.00 | 196  | 50     | 1,372                    |
| /CI16/YARI/METFR/BROAOPCA         | 11.22 | 300  | 50     | 1,683                    |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 10,555 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2368 SF Floor Area = 2368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,368  |          |            |
|         |          |            | Total: | 395,580  | 379,755    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 2368 | 84,916 | 81,519 |
| Basement, Outside Entrance, Above Grade | 1    | 2,019  | 1,938  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,393 |
| 3 Fixture Bath     | 2 | 9,133 | 8,768 |
| 2 Fixture Bath     | 1 | 3,056 | 2,934 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,591 |
| Water Well, 100 Feet | 1 | 5,847 | 5,613 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 280 | 5,460 | 5,242 |
| CCP (1 Story) | 154 | 4,472 | 4,293 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 975 | 35,656 | 34,230 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,534 |
| Door Opener         | 2   | 1,075  | 1,032  |

#### Built-Ins

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|                  |   |         |         |            |
|------------------|---|---------|---------|------------|
| Appliance Allow. | 1 | 2,767   | 2,656   |            |
| Sauna            | 1 | 6,641   | 6,375   |            |
| Fireplaces       |   |         |         |            |
| Prefab 1 Story   | 1 | 2,593   | 2,489   |            |
| Local Cost Items |   |         |         |            |
| GENERATOR        | 1 | 1       | 1       | *100% Good |
| Totals:          |   | 562,809 | 540,295 |            |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 1,188,649

2026 Est. T.C.V. 006-030-008-60 = 1,691,855

Est. TCV/Total Floor Area = 714.47, Most recent sale 10/19/2018 for 300,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 697,100                 | 697,100 | 697,100   | 536,107        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 148,800 | 0         | 14,474         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 845,900                 | 845,900 | 845,900   | 550,581        | 550,581     | 550,581 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-030-008-65   | 2026 Est. T.C.V.    | SMITH DAVID & CAROL A    |
| Property Class: 401 |                     | 6801 S GLEN LAKE VIEW DR |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L310 P236 L452 P158/97 LDA/02 L800 P153/04 L818 P909/04 SURVEY L8 P413 L839  
P336/05 2002 REMAINDER FROM SPLIT (006-030-008-85) 2005 DESCR REVISED (DUE TO  
SPLIT/COMBINATION) & SURVEY L8 P594 PARCEL A-6 - PRT OF S 1/2 SEC 30 COM S 1/4  
COR SD SEC TH N 00 DEG 59'56" W ALG N-S 1/4 LN SD SEC 1314.97 FT TO S 1/8 LN &  
POB TH N 89 DEG 25'12" E ALG S 1/8 LN 153.55 FT TH S 00 DEG 26'02" E 367.50 FT  
TO PT ON NLY R/W LN OF 33 FT WIDE EASEMENT TH 89 DEG 46'30" W ALG SD R/W 149.95  
FT TH S 70 DEG 07'12" W 297.14 FT TH N 21 DEG 32'10" E 570.65 FT TH S 61 DEG  
18'50" E 71.88 FT TH S 01 DEG 00'18" E 29.93 FT TO POB SUBJECT TO & TOGETHER  
WITH EASEMENTS SEC 30 T29N R13W 3.02 A M/L.

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

|                                         |          | * Factors * |        | IRR SHAPE |                         |       |                          |
|-----------------------------------------|----------|-------------|--------|-----------|-------------------------|-------|--------------------------|
| Description                             | Frontage | Depth       | Front  | Depth     | Rate                    | %Adj. | Reason                   |
| E 100' @ 3700/                          | 100.00   | 468.15      | 0.9024 | 1.0097    | 3700                    | 100   |                          |
| A 100' @ 600/FF                         | 179.14   | 468.15      | 0.6982 | 1.0401    | 600                     | 50    | SURPLUS: ZONING 100' MIN |
| 279 Actual Front Feet, 3.00 Total Acres |          |             |        |           | Total Est. Land Value = |       | 376,173                  |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 1600 | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 8.33  | 144  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 8.33  | 220  | 0      | 0          |
| Wood Frame            | 25.00 | 211  | 50     | 2,637      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,137      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1990

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1786 SF Floor Area = 1786 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,786 |          |            |
| Total:  |          |             |       | 236,338  | 165,437    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 124 | 2,611 | 1,828 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 238 | 4,565 | 3,195 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 27,620 | 19,334 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

Parcel Number: 45-006-030-008-65

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|                  |   |         |         |           |
|------------------|---|---------|---------|-----------|
| Interior 1 Story | 1 | 5,338   | 3,737   |           |
| Local Cost Items |   |         |         |           |
| GENERATOR        | 1 | 1       | 1       | *95% Good |
| Totals:          |   | 293,784 | 205,650 |           |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 452,430

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-030-008-65                                             | = | 832,740 |
| Est. TCV/Total Floor Area = 466.26, Most recent sale 06/29/2018 for 359,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 348,100 348,100 348,100 216,049 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 68,300 0 0 5,833 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 416,400 416,400 416,400 221,882 221,882 0                                   |   |         |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-70   | 2026 Est. T.C.V.    | RKCM PROPERTIES LLC     |
| Property Class: 401 |                     | 3625 W CHENEY WOODS TRL |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L291 P683 L408 P970-973 L491 P315-317/98 COM S 1/4 COR SEC 30 TH S 89 DEG 56' 35"W ALG S SEC LN 1747.09 FT TH N 60 DEG 18' 20" W 106.85 FT FOR POB TH N 60 DEG 18' 20" W 307.64 FT TH N 34 DEG 07' 30" E 2253 FT TH S 26 DG 33' 20" E 329.74 FT TH S 62 DEG 05' 20" E 19.34 FT TH S 34 DEG 07' 30" W 2069.84 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 2152.23 | 0.8937 | 1.1761 | 3700 | 100   |                          | 388,908 |
| A 100' @ 600/FF                          | 207.64   | 2152.23 | 0.6748 | 1.5230 | 600  | 50    | SURPLUS: ZONING 100' MIN | 64,021  |
| 308 Actual Front Feet, 15.20 Total Acres |          |         |        |        |      |       |                          |         |
| Total Est. Land Value =                  |          |         |        |        |      |       |                          | 452,930 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = 1784 SF Floor Area = 2230 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 772   |          |            |
| 1.25 Story | Siding   | Basement   | 1,012 |          |            |
| Total:     |          |            |       | 341,833  | 256,347    |

#### Other Additions/Adjustments

|                                                          |     |        |       |
|----------------------------------------------------------|-----|--------|-------|
| Basement Living Area                                     | 200 | 7,172  | 5,379 |
| Exterior                                                 |     |        |       |
| Stone Veneer                                             | 90  | 3,358  | 2,518 |
| Basement, Outside Entrance, Below Grade                  | 1   | 2,781  | 2,086 |
| Plumbing                                                 |     |        |       |
| Average Fixture(s)                                       | 1   | 1,451  | 1,088 |
| 3 Fixture Bath                                           | 1   | 4,567  | 3,425 |
| 2 Fixture Bath                                           | 1   | 3,056  | 2,292 |
| Water/Sewer                                              |     |        |       |
| 1000 Gal Septic                                          | 1   | 4,782  | 3,586 |
| Water Well, 100 Feet                                     | 1   | 5,847  | 4,385 |
| Porches                                                  |     |        |       |
| CCP (1 Story)                                            | 40  | 1,354  | 1,015 |
| WPP                                                      | 784 | 12,426 | 9,319 |
| Garages                                                  |     |        |       |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |     |        |       |
| Basement Garage: 3 Car                                   | 1   | 5,356  | 4,017 |
| Door Opener                                              | 3   | 1,612  | 1,209 |
| Built-Ins                                                |     |        |       |
| Appliance Allow.                                         | 1   | 2,767  | 2,075 |
| Fireplaces                                               |     |        |       |
| Interior 1 Story                                         | 1   | 5,338  | 4,003 |

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 Totals: 403,700 302,744

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 666,037

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 2026 Est. T.C.V. 006-030-008-70 = 1,123,967

Est. TCV/Total Floor Area = 504.02, Most recent sale 04/29/2019 for 550,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 469,200       | 469,200        | 469,200 | 318,204      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 92,800         | 0       | 0            | 8,591          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 562,000       | 562,000        | 562,000 | 326,795      | 326,795        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-75   | 2026 Est. T.C.V.    | BETZIG SUSAN ESCOTT  |
| Property Class: 402 |                     | W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L349 P730-733/92 L558 P656/00 PER LDA/SURVEY 2004 SPLIT FROM 006-030-008-55  
 PARCEL M-3 - PRT SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56' 35" W ALG S  
 SEC LN 894.14 FT TH N 00 DEG 03'25" W 544.00 FT TH N 34 DEG 04'30" E 145.39 FT  
 TO POB TH CONT N 34 DEG 04'30" E 441.49 FT TH S 65 DEG 55'25" E 317.74 FT TH S  
 21 DEG 32'10" W 300.00 FT TH N 84 DEG 15'18" W 429.48 FT TO POB TOGETHER WITH &  
 SUBJECT TO EASEMENT SEC 30 T29N R13W 3.00 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description               | Frontage | Depth | Front            | Depth | Rate | %Adj. | Reason                  | Value  |
|---------------------------|----------|-------|------------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 INFERIOR 9000/ |          |       | 3.00 Acres       |       | 9000 | 100   | NO REAL ACCESS          | 27,000 |
|                           |          |       | 3.00 Total Acres |       |      |       | Total Est. Land Value = | 27,000 |

2026 Est. T.C.V. 006-030-008-75 = 27,000

Est. TCV/Total Floor Area = 12.11, Most recent sale 10/19/2018 for 300,000

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 13,500        | 13,500         | 13,500 | 4,432        | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 119            | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 13,500        | 13,500         | 13,500 | 4,551        | 4,551          | 4,551   |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-80   | 2026 Est. T.C.V.    | ALM FAMILY TRUST     |
| Property Class: 402 |                     | W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L346 P116 L414 P76 L445 P449/97 L790 P864/04 PARCEL F - PRT SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56' 35" W 1747.09 FT TH N 60 DEG 18' 20" W 414.49 FT TH N 38 DEG 18' 20" W 419.58 FT FOR POB TH N 38 DEG 18' 20" W 209.79 FT TH N 34 DEG 07' 30" E 2268.91 FT TH S 32 DEG 43' 20" E 135.94 FT TH S 22 DEG 06' 40" E 90.23 FT TH S 34 DEG 07' 20" W 2228.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 30 T29N R13W 10.3 A.

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

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                           | 100.00   | 2346.29 | 0.9286 | 1.1863 | 3700 | 100   |                          | 407,589 |
| A 100' @ 600/FF                          | 109.79   | 2346.29 | 0.7716 | 1.5563 | 600  | 50    | SURPLUS: ZONING 100' MIN | 39,549  |
| 210 Actual Front Feet, 11.30 Total Acres |          |         |        |        |      |       | Total Est. Land Value =  | 447,138 |

2026 Est. T.C.V. 006-030-008-80 = 447,138

Est. TCV/Total Floor Area = 200.51, Most recent sale 11/01/2017 for 200,000

|                         |         |           |                |                     |
|-------------------------|---------|-----------|----------------|---------------------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
| 186,500                 | 186,500 | 186,500   | 86,614         | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 37,100  | 0         | 2,338          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 223,600                 | 223,600 | 223,600   | 88,952         | 88,952 88,952       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-030-008-85   | 2026 Est. T.C.V.    | ALLEN THOMAS J & CHERYL A |
| Property Class: 401 |                     | 3566 W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

LDA/02 SURVEY L8 P148 L743 P66/03 2002 SPLIT FROM 006-030-008-65 PARCEL 0-2 -  
 PRT OF SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH N 00 DEG 59'35" W ALG N-S 1/4 LN SD  
 SEC 1314.86 FT TO S 1/8 LN TH N 01 DEG 01'20" W ALG SD N-S 1/4 LN 30.00 FT TO  
 POB TH CONT N 01 DEG 01'20" W ALG N-S 1/4 LN 594.81 FT TH N 79 DEG 38'10" W  
 248.90 FT TH S 01 DEG 01'20" E 471.79 FT TH S 39 DEG 51'16" E 78.78 FT TH S 61  
 DEG 22'07" E 223.93 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N  
 R13W 3.06 A.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth   | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|---------|-------------------------|-------|--------|---------|
| A 100' @ 600/FF                         | 223.93   | 595.25 | 0.7542 | 1.1045  | 600                     | 100   |        | 111,914 |
|                                         |          |        | 3 SqFt | 0.00000 | 100                     |       |        | 0       |
| 224 Actual Front Feet, 3.06 Total Acres |          |        |        |         | Total Est. Land Value = |       |        | 111,914 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks | 15.89 | 176  | 0      | 0          |
| Wood Frame          | 25.20 | 198  | 50     | 2,495      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,995      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,152  |          |            |
|            |          |            | Total: | 234,704  | 187,766    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1165 | 22,531 | 11,265 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,225  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 150 Feet | 1 | 8,608 | 6,886 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 310 | 10,934 | 8,747 |
| WPP           | 705 | 11,174 | 8,939 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                   |     |        |        |
|-------------------|-----|--------|--------|
| Base Cost         | 466 | 25,327 | 20,262 |
| Door Opener       | 2   | 1,075  | 860    |
| No Concrete Floor | 466 | -3,094 | -2,475 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 2 | 6,044 | 4,835 |
|-------------------|---|-------|-------|

Parcel Number: 45-006-030-008-85

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 Totals: 333,651 260,165

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 572,363

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 2026 Est. T.C.V. 006-030-008-85 = 689,272

Est. TCV/Total Floor Area = 478.66, Most recent sale 06/24/2003 for 68,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 300,000                 | 300,000 | 300,000   | 165,853        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 44,600  | 0         | 4,478          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 344,600                 | 344,600 | 344,600   | 170,331        | 170,331     | 170,331 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-030-008-90   | 2026 Est. T.C.V.    | CUNDIFF MARK & JENNIFER |
| Property Class: 401 |                     | 3630 W CHENEY WOODS TRL |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

LDA/02 L862 P348/05 2002 SPLIT FROM 006-030-008-65 PARCEL 0-3: PRT OF SW 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 00 DEG 59'35" W ALG N-S 1/4 LN SD SEC 1314.86 FT TO S 1/8 LN TH N 01 DEG 01'20" W ALG SD N-S 1/4 LN 624.81 FT TH N 79 DEG 38'10" W 248.90 FT TO POB TH CONT N 79 DEG 38'10" W 583.61 FT TH S 26 DEG 30'46" E 352.10 FT TH S 62 DEG 01' 35" E 420.93 FT TH S 39 DEG 51'16" E 83.61 FT TH N 01 DEG 01'20" W 471.79 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W. 4.01 A.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth   | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|---------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 352.10   | 496.10 | 0.6437 | 1.0553  | 600  | 100   |                         | 143,503 |
|                                         |          |        | 4 SqFt | 0.00000 | 100  |       |                         | 0       |
| 352 Actual Front Feet, 4.01 Total Acres |          |        |        |         |      |       | Total Est. Land Value = | 143,503 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 4000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 2089 SF Floor Area = 3144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,089 |          |            |
| 1 Story   | Siding   | Overhang   | 10    |          |            |
| Total:    |          |            |       | 420,985  | 336,785    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,225 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,782  | 3,826 |
| Water Well, 200 Feet | 1 | 10,774 | 8,619 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 252 | 9,856 | 7,885 |
| WCP (1 Story) | 153 | 7,174 | 5,739 |
| WPP           | 79  | 2,885 | 2,308 |
| WCP (1 Story) | 56  | 3,616 | 2,893 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,270 |
| Wood Stove       | 1 | 2,552 | 2,042 |

|         |         |         |
|---------|---------|---------|
| Totals: | 479,528 | 383,621 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 843,966

Parcel Number: 45-006-030-008-90

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2026 Est. T.C.V. 006-030-008-90 = 994,969  
 Est. TCV/Total Floor Area = 316.47, Most recent sale 06/20/2005 for 67,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 428,800       | 428,800 | 428,800 | 253,620      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 68,700         | 0    | 0         | 6,847          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 497,500       | 497,500 | 497,500 | 260,467 | 260,467     | 260,467 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-008-95   | 2026 Est. T.C.V.    | BETZIG SUSAN ESCOTT  |
| Property Class: 402 |                     | W CHENEY WOODS TRL   |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L349 P730-733/92 L558 P656/00 PER LDA/SURVEY 2004 SPLIT FROM 006-030-008-55  
 PARCEL M-2 - PRT SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56' 35" W ALG S  
 SEC LN 894.14 FT TH N 00 DEG 03'25" W 333.96 FT TO POB TH CONT N 00 DEG 03'25" W  
 210.04 FT TH N 34 DEG 04'30" E 145.39 FT TH S 84 DEG 15'18" E 429.48 FT TH S 21  
 DEG 32'10" W 130.13 FT TH S 89 DEG 56'35" W 75.00 FT TH S 00 DEG 59'35" E 166.00  
 FT TH S 89 DEG 56'35" W 388.68 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC  
 30 T29N R13W 3.00 A M/L.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth            | Front      | Depth | Rate | %Adj. | Reason                  | Value  |
|------------------|----------|------------------|------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          |                  | 3.00 Acres | 14000 | 100  |       |                         | 42,000 |
|                  |          | 3.00 Total Acres |            |       |      |       | Total Est. Land Value = | 42,000 |

2026 Est. T.C.V. 006-030-008-95 = 42,000

Est. TCV/Total Floor Area = 13.36, Most recent sale 10/19/2018 for 300,000

|               |                |        |              |                |         |  |  |
|---------------|----------------|--------|--------------|----------------|---------|--|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |  |
| 21,000        | 21,000         | 21,000 | 21,000       | 2.70           |         |  |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |  |
| 21,000        | 21,000         | 21,000 | 21,567       | 21,000         | 21,000  |  |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-030-009-00   | 2026 Est. T.C.V.    | THOMPSON DAVID G & REBECCA V |
| Property Class: 402 |                     | W CHENEY WOODS TRL           |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

SURVEY L8 P488 L821 P400/04 2004 SPLIT FROM 006-030-008-55 PARCEL M-1 - PRT SW  
 1/4 SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56'35" W ALG S SEC LN 500 FT TO POB  
 TH CONT S 89 DEG 56'35" W ALG S SEC LN 394.14 FT TH N 00 DEG 03' 25" W 333.95 FT  
 TH N 89 DEG 55'35" E 388.68 FT TH S 00 DEG 59'35" E 334.00 FT TO POB TOGETHER  
 WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W 3.00 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 391.30 | 0.6557 | 0.9945 | 600  | 100   |                          | 39,127 |
| A 100' @ 600/FF                         | 233.96   | 391.30 | 0.6557 | 0.9945 | 600  | 50    | SURPLUS: ZONING 100' MIN | 45,770 |
| 334 Actual Front Feet, 3.00 Total Acres |          |        |        |        |      |       | Total Est. Land Value =  | 84,897 |

2026 Est. T.C.V. 006-030-009-00 = 84,897

Est. TCV/Total Floor Area = 27.00, Most recent sale 01/22/2013 for 49,500

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 47,900        | 47,900     | 47,900 | 23,011       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -5,500     | 0      | 0            | 621            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 42,400        | 42,400     | 42,400 | 23,632       | 23,632         | 0       |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-030-009-10   | 2026 Est. T.C.V.    | THOMPSON DAVID G & REBECCA V |
| Property Class: 402 |                     | W CHENEY WOODS TRL           |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

SURVEY L8 P488 L821 P402/04 2004 SPLIT FROM 006-030-008-60 PARCEL L-1: PRT SW  
 1/4 SEC 30 COM AT S 1/4 COR TH N 89 DEG 56' 35" W ALG S SEC LN 894.14 FT TO POB  
 TH CONT S 89 DEG 56' 35" W ALG S SEC LN 386.47 FT TH N 0 DEG 03' 25" W 330.91 FT  
 TH N 34 DEG 07' 30" E 15.31 FT TH S 88 DEG 35'54" E 377.99 FT TH S 00 DEG 03'  
 25" E 333.95 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 3.00  
 A M/L.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                   | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------------------|--------|
| A 100' @ 600/FF        | 100.00   | 394.91      | 0.6578 | 0.9968 | 600        | 100   |                          | 39,343 |
| A 100' @ 600/FF        | 230.91   | 394.91      | 0.6578 | 0.9968 | 600        | 50    | SURPLUS: ZONING 100' MIN | 45,423 |
| 331 Actual Front Feet, | 3.00     | Total Acres |        |        | Total Est. |       | Land Value =             | 84,766 |

2026 Est. T.C.V. 006-030-009-10 = 84,766

Est. TCV/Total Floor Area = 26.96, Most recent sale 10/22/2007 for 46,500

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 47,800        | 47,800     | 47,800 | 23,011       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -5,400     | 0      | 0            | 621            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 42,400        | 42,400     | 42,400 | 23,632       | 23,632         | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-030-010-00   | 2026 Est. T.C.V.    | HOLLENBECK WILLIAM R & CYNTHIA C |
| Property Class: 401 |                     | 6856 S WHEELER RD                |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L247 P157 L275 P357&358/87 PRT OF SE 1/4 COM E 1/4 SEC COR TH S 1 DEG 14' 35" E  
 1319.00 FT FOR POB TH N 89 DEG 40' 55" W 271.96 FT TH N 1 DEG 14' 35" W 561.00  
 FT TH S 89 DEG 40' 55" E TOE SEC LN TH S ALG E SEC LN TO POB SEC 30 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 600/FF        | 271.96   | 561.00      | 0.7046 | 1.0882 | 600        | 100          |        | 125,114 |
| 272 Actual Front Feet, | 3.50     | Total Acres |        |        | Total Est. | Land Value = |        | 125,114 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 3500 | 0      | 0          |
| Wood Frame            | 28.51 | 120  | 50     | 1,710      |
| Wood Frame            | 32.90 | 80   | 50     | 1,316      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 8,026 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 936 SF Floor Area = 1902 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 936  |          |            |
| 1 Story | Siding   | Overhang   | 30   |          |            |
|         |          | Total:     |      | 276,517  | 179,727    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 150 | 7,068 | 4,594 |
| WCP (1 Story) | 42  | 3,026 | 1,967 |
| WPP           | 384 | 6,981 | 4,538 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 768 | 26,888 | 17,477 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

##### Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 15 | 685 | 445 |
|--------------|----|-----|-----|

Totals: 352,197 228,919

Notes:

Parcel Number: 45-006-030-010-00

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ECF (4031 RURAL) 2.200 =&gt; TCV: 503,622

|                                    |              |                |
|------------------------------------|--------------|----------------|
| 2026 Est. T.C.V. 006-030-010-00    | =            | 636,762        |
| Est. TCV/Total Floor Area = 334.79 |              |                |
| 2025 Assessed                      | MBOR         | S.E.V.         |
| 281,300                            | 281,300      | 281,300        |
| 2026 New Eq. Adjustment            | Loss         |                |
| 0                                  | 37,100       | 0              |
| 2026 Assessed                      | MBOR         | S.E.V.         |
| 318,400                            | 318,400      | 318,400        |
|                                    | Base for Cap | IRM            |
|                                    | 129,290      | 2.70           |
|                                    | Additions    | Tax Adjustment |
|                                    | 0            | 3,490          |
|                                    | Capped       | ->Taxable<-    |
|                                    | 132,780      | 132,780        |
|                                    |              | Losses         |
|                                    |              | 0              |
|                                    |              | PRE/MBT        |
|                                    |              | 132,780        |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-030-010-10   | 2026 Est. T.C.V.    | TOMPKINS SCOTT L & MARY T |
| Property Class: 401 |                     | 3133 W CHENEY RD          |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L248 P48 L287 P773 L292 P852 L488 P728 L210 P25 PRT OF SE 1/4 COM AT E 1/4 COR  
 SEC 30 TH S 1 DEG 14' 35"E ALG E SEC LN 1319.00 FT TH N 89 DEG 40' 55"W ALG S  
 1/8 LN 602.96 FT FOR POB TH CONT N 89 DEG 40' 55" W 405.00 FT TH N 1 DEG 04' 10"  
 W 561.00 FT TH S 89 DEG 40' 55" E 405.00 FT TH S 1 DEG 04' 10" E 561.00 FT TO  
 POB SEC 30 T29N R13W

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 405.00   | 561.01 | 0.6129 | 1.0882 | 600  | 100   |        | 162,078                         |
| 405 Actual Front Feet, 5.22 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 162,078 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1587 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1011 SF Floor Area = 1516 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,011  |          |            |
|           |          |            | Total: | 206,714  | 124,028    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 280 | 5,079 | 3,047 |
| Treated Wood | 32  | 1,380 | 828   |

##### Garages

|                                      |     |        |        |
|--------------------------------------|-----|--------|--------|
| Class: C Exterior: Pole (Unfinished) |     |        |        |
| Base Cost                            | 768 | 20,168 | 12,101 |
| Class: C Exterior: Pole (Unfinished) |     |        |        |
| Base Cost                            | 264 | 9,816  | 5,890  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Carports

|          |     |       |       |
|----------|-----|-------|-------|
| Aluminum | 404 | 5,886 | 3,532 |
|----------|-----|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 268,458 161,075

Notes:

ECF (4031 RURAL) 2.200 => TCV: 354,365

Parcel Number: 45-006-030-010-10

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2026 Est. T.C.V. 006-030-010-10 = 517,943  
 Est. TCV/Total Floor Area = 341.65, Most recent sale 09/30/1998 for 175,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 240,400       | 240,400 | 240,400 | 102,255      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 18,600         | 0    | 0         | 2,760          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 259,000       | 259,000 | 259,000 | 105,015 | 105,015     | 105,015 |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-030-010-20   | 2026 Est. T.C.V.    | PEPPER ADAM & CARPENTER BRIANNE |
| Property Class: 401 |                     | 3177 W CHENEY RD                |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L210 P26 L370 P158/93 PRT SE 1/4 COM AT E 1/4 COR SEC 30 TH S 1 DEG 14' 35" E AL  
 E SEC LN 1319.00 FT TH N 89 DEG 40' 55" W ALG S 1/8 LN 1008.87 FT FOR POB TH N  
 89 DEG 40' 55" W 310.60 FT TH N 1 DEG 04' 10" W 561.00 FT TH S 89 DEG 40' 55" E  
 310.60 FT TH S 1 DEG 04' 10" E 561.00 FT TO POB SEC 30 T29N R13W 4 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 310.00   | 561.00 | 0.6730 | 1.0882 | 600  | 100   |        | 136,227                         |
| 310 Actual Front Feet, 3.99 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 136,227 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95  | 840  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.28  | 84   | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.28  | 24   | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.28  | 90   | 0      | 0          |
| Wood Frame                                          | 26.11 | 100  | 50     | 1,305      |
| Wood Frame                                          | 26.07 | 101  | 50     | 1,316      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,621      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1872 SF Floor Area = 2015 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Basement    | 864    |          |            |
| 1 Story | Siding   | Blt-in Gar. | 1,008  |          |            |
| 1 Story | Siding   | Overhang    | 143    |          |            |
|         |          |             | Total: | 220,386  | 132,231    |

#### Other Additions/Adjustments

|                                                             |      |        |        |
|-------------------------------------------------------------|------|--------|--------|
| Recreation Room                                             | 864  | 16,019 | 9,611  |
| Exterior                                                    |      |        |        |
| Brick Veneer                                                | 144  | 2,238  | 1,343  |
| Basement, Outside Entrance, Above Grade                     | 1    | 1,782  | 1,069  |
| Plumbing                                                    |      |        |        |
| Average Fixture(s)                                          | 1    | 1,209  | 725    |
| 3 Fixture Bath                                              | 2    | 7,589  | 4,553  |
| 2 Fixture Bath                                              | 1    | 2,552  | 1,531  |
| Water/Sewer                                                 |      |        |        |
| 1000 Gal Septic                                             | 1    | 4,473  | 2,684  |
| Water Well, 200 Feet                                        | 1    | 10,124 | 6,074  |
| Porches                                                     |      |        |        |
| WPP                                                         | 93   | 2,723  | 1,634  |
| WPP                                                         | 630  | 10,011 | 6,007  |
| Foundation: Shallow                                         | 630  | -2,413 | -1,448 |
| WPP                                                         | 71   | 2,462  | 1,477  |
| Deck                                                        |      |        |        |
| Treated Wood                                                | 82   | 2,207  | 1,324  |
| Garages                                                     |      |        |        |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) |      |        |        |
| Base Cost                                                   | 1008 | 32,972 | 19,783 |
| Common Wall: 1 Wall                                         | 1    | -2,469 | -1,481 |

Parcel Number: 45-006-030-010-20

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|                  |   |         |         |
|------------------|---|---------|---------|
| Door Opener      | 1 | 477     | 286     |
| Built-Ins        |   |         |         |
| Appliance Allow. | 1 | 1,934   | 1,160   |
| Fireplaces       |   |         |         |
| Prefab 1 Story   | 1 | 2,190   | 1,314   |
| Wood Stove       | 1 | 2,149   | 1,289   |
| Totals:          |   | 318,615 | 191,166 |

Notes: WALK OUT BASEMENT

ECF (4031 RURAL) 2.200 =&gt; TCV: 420,565

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-030-010-20                                             | = | 559,413 |
| Est. TCV/Total Floor Area = 277.62, Most recent sale 01/20/2023 for 430,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 254,600 254,600 254,600 233,727 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 25,100 0 0 6,310 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 279,700 279,700 279,700 240,037 240,037 240,037                             |   |         |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-030-010-30   | 2026 Est. T.C.V.    | HOLLENBECK WILLIAM R & CYNTHIA C |
| Property Class: 402 |                     | W CHENEY RD                      |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L264 P927 L287 P772 L349 P750/92 L440 P265/97 RE-REVISED PARCEL 3 PRT SE 1/4 SEC 30 COM E 1/4 COR TH S 01 DEG 14'35" E 1319 FT TH N 89 DEG 40'55" W 271.96 FT TO POB TH N 89 DEG 40'55" W 331 FT TH N 01 DEG 14'35" W 561 FT TH S 89 DEG 40'55" E 331 FT TH S 01 DEG 14' 35" E 561 FT TO POB SEC 30 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \* POWER LINE ROW

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 561.00 | 0.6577 | 1.0882 | 600  | 100   |                          | 42,947 |
| A 100' @ 600/FF                         | 231.00   | 561.00 | 0.6577 | 1.0882 | 600  | 50    | SURPLUS: ZONING MIN 100' | 49,604 |
| 331 Actual Front Feet, 4.26 Total Acres |          |        |        |        |      |       |                          |        |
| Total Est. Land Value =                 |          |        |        |        |      |       |                          | 92,552 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 31.40 | 42   | 50     | 659        |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 659        |

2026 Est. T.C.V. 006-030-010-30 = 93,211

Est. TCV/Total Floor Area = 46.26, Most recent sale 03/06/1997 for 25,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|--------|-----------|----------------|-------------|
| 52,500                  | 52,500 | 52,500    | 19,364         | 2.70        |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |
| 0                       | -5,900 | 0         | 522            | 0           |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- |
| 46,600                  | 46,600 | 46,600    | 19,886         | 19,886      |
|                         |        |           |                | PRE/MBT     |
|                         |        |           |                | 19,886      |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-011-00   | 2026 Est. T.C.V.    | SEYMOUR MICHAEL E    |
| Property Class: 402 |                     | S WHEELER RD         |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

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L520 P533/99 SE 1/4 OF SE 1/4 SEC 30 T29N R13W 40 A.

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate  | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|-------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 40.00 Acres |       | 14000 | 100   |                         | 560,000 |
|                  |          | 40.00 | Total Acres |       |       |       | Total Est. Land Value = | 560,000 |

---

2026 Est. T.C.V. 006-030-011-00 = 560,000

Est. TCV/Total Floor Area = 277.92, Most recent sale 04/02/2023 for 550,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 280,000                 | 280,000 | 280,000 | 268,060      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 7,237          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 280,000                 | 280,000 | 280,000 | 275,297      | 275,297        | 0       |  |

45-006-030-012-00  
Property Class: 401  
Map #: 2

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

ASHMUN ROBERT  
6865 S GLEN LAKE VIEW DR  
MAPLE CITY, MI 49664

L1190P507 THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTH ONEQUARTER CORNER OF SAID SECTION 30; THENCE NORTH 00°59'56" WEST, 427.43 FEET ALONG THE NORTH AND SOUTH QUARTER LINE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 33 FOOT EASEMENT THE FOLLOWING THREE COURSES; THENCE NORTH 77°16'30" WEST, 33.37 FEET; THENCE SOUTHEASTERLY 261.14 FEET, ALONG THE ARC OF A 323.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 46°15'04" AND THE LONG CHORD OF WHICH BEARS SOUTH 79°35'58" EAST, 241.11 FEET; THENCE SOUTH 56°28'26" EAST, 124.38 FEET; THENCE SOUTH 22°29'44" WEST, 346.43 FEET; TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 89°59'01" WEST, 246.17 FEET, ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

L549 P719/00 SURVEY L8 P289&413&514&594 L826 P290/04 L821 P404/04 2003 & 2004 DESC REVISED 2005 DESCR REVISED REMAINDER PARCEL A - PRT SE 1/4 OF SEC 30 BEG AT S 1/4 COR SD SEC TH N 00 DEG 59'56" W 427.91 FT ALG N-S 1/4 LN TH ALG SLY R/W LN OF 33 FT WIDE EASEMENT ON 3 COURSES: N 79 DEG 30'23" E 78.65 FT TH 180.81 FT ALG ARC OF 238.50 FT RAD CRV TO RIGHT (CHORD=S 78 DEG 46'30" E 176.52 FT) TH S 57 DEG 03'22" E 161.34 FT TH S 22 DEG 29'44" W 346.34 FT TO S SEC LN TH S 89 DEG 58'56" W ALG S SEC LN 245.89 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 30 T29N R13W 3.11 A M/L

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \* IRR SHAPE & RD EASEMENT  
Description Frontage Depth Front Depth Rate %Adj. Reason Value  
A 100' @ 600/FF 246.17 548.55 0.7296 1.0822 600 100 116,612  
246 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 116,612

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2016

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1251 SF Floor Area = 1682 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 862    |          |            |
| 1 Story   | Siding   | Basement   | 389    |          |            |
|           |          |            | Total: | 232,837  | 211,882    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 5,061 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,320 |
| 3 Fixture Bath     | 1 | 4,567 | 4,156 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,352 |
| Water Well, 100 Feet | 1 | 5,847 | 5,321 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 133 | 3,838 | 3,493 |
|-----|-----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 174 | 3,710 | 3,376 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Basement Garage: 2 Car 1 3,940 3,585

Parcel Number: 45-006-030-012-00

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|                    |   |         |         |            |
|--------------------|---|---------|---------|------------|
| Door Opener        | 1 | 537     | 489     |            |
| Built-Ins          |   |         |         |            |
| Appliance Allow.   | 1 | 2,767   | 2,518   |            |
| Local Cost Items   |   |         |         |            |
| SOLAR POWER <150KW | 1 | 1       | 1       | *100% Good |
| Totals:            |   | 269,839 | 245,554 |            |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 540,219

|                                                                            |         |           |                |             |         |   |         |
|----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|---|---------|
| 2026 Est. T.C.V. 006-030-012-00                                            |         |           |                |             |         | = | 656,831 |
| Est. TCV/Total Floor Area = 390.51, Most recent sale 01/29/2014 for 35,000 |         |           |                |             |         |   |         |
| 2025 Assessed                                                              | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |   |         |
| 284,200                                                                    | 284,200 | 284,200   | 149,841        | 2.70        |         |   |         |
| 2026 New Eq. Adjustment                                                    | Loss    | Additions | Tax Adjustment | Losses      |         |   |         |
| 0                                                                          | 44,200  | 0         | 4,045          | 0           |         |   |         |
| 2026 Assessed                                                              | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |         |
| 328,400                                                                    | 328,400 | 328,400   | 153,886        | 153,886     | 153,886 |   |         |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-030-012-10   | 2026 Est. T.C.V.    | BOHMER LYNN ANN REVOCABLE TRUST |
| Property Class: 401 |                     | 6839 S GLEN LAKE VIEW DR        |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

PER LDA SURVEY L8 P289&514&594 L870 P319/05 2003 SPLIT FROM 006-030-012-00 2005  
 DESCR REVISED PARCEL A-4 - PRT SE 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 00 DEG  
 59'56" W 1314.97 FT ALG N-S 1/4 LN TH N 89 DEG 25'12" E ALG S 1/8 LN 656.68 FT  
 TO POB TH S 01 DEG 06'47" E 698.65 FT TH S 66 DEG 53'14" W 209.28 FT TH ALG ELY  
 R/W OF 33 FT WIDE EASEMENT THE FOLLOWING 3 COURSES: 92.58 FT ALG ARC OF 133.50  
 FT RAD CRV TO RIGHT (CHORD=N 14 DEG 56'05" W 90.73 FT) TH N 04 DEG 55'54" E  
 199.27 FT TH 184.30 FT ALG ARC OF 111.50 FT RAD CRV TO LEFT (CHORD=N 42 DEG  
 25'18" W 164.03 FT) TH N 38 DEG 23'17" E 476.36 FT TO POB TOGETHER WITH &  
 SUBJECT TO EASEMENTS SEC 30 T29N R13W 3.07 A M/L. NEW SURVEY 2004 - SPLIT  
 INF08/366 4.27 AC

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                            | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 3700/                         | 92.58    | 1908.87 | 1.0077 | 1.1621 | 3700 | 100   |                         | 401,149 |
| 93 Actual Front Feet, 4.06 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 401,149 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1560 SF Floor Area = 3120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,560  |          |            |
|         |          |            | Total: | 417,841  | 334,280    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 84  | 4,706 | 3,765 |
| WSEP (1 Story) | 160 | 9,262 | 7,410 |

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 66  | 2,022  | 1,618 |
| Treated Wood | 66  | 2,022  | 1,618 |
| Treated Wood | 960 | 12,470 | 9,976 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 26,865 | 21,492 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,746 |
| Door Opener         | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 499,606 399,695

##### Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 879,329

2026 Est. T.C.V. 006-030-012-10 = 1,280,478

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 Est. TCV/Total Floor Area = 410.41, Most recent sale 08/31/2005 for 250,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 525,200       | 525,200        | 525,200 | 359,040      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 115,000        | 0       | 0            | 9,694          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 640,200       | 640,200        | 640,200 | 368,734      | 368,734        | 368,734 |  |

45-006-030-012-20  
Property Class: 401  
Map #: 2

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BURTON DAVID J & DIANE P  
6820 S GLEN LAKE VIEW DR  
MAPLE CITY, MI 49664

PER LDA SURVEY L8 P289&413&514&594 L818 P909/04 L840 P403/05 2003 SPLIT FROM  
006-030-012-00 2005 DESCR REVISED PARCEL A-1 - PRT OF SE 1/4 & SW 1/4 SEC 30 COM  
AT S 1/4 COR SD SEC TH N 00 DEG 59'56" W 427.91 FT ALG N-S 1/4 LN SD SEC TO SLY  
R/W LN OF 33 FT WIDE EASEMENT & POB TH CONT N 00 DEG 59'56" W 72.09 FT ALG N-S  
1/4 LN TH S 89 DEG 56'35" W 147.06 FT TH N 32 DEG 46'47" E 534.12 FT TH S 89 DEG  
46'30" E ALG NLY R/W LN OF 33 FT WIDE EASEMENT 204.51 FT TH S 02 DEG 51'08" W  
102.68 FT TH S 27 DEG 01'54" W 413.34 FT TH S 33.26 FT TH ALG SLY R/W LN OF 33  
FT WIDE EASEMENT THE FOLLOWING 2 COURSES: 75.41 FT ALG ARC OF 238.50 FT RAD CRV  
TO LEFT (CHORD=S 88 DEG 33'52" W 75.10 FT) TH S 79 DEG 30'23" W 78.65 FT TO POB  
TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13 W. 3.06 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|--------|---------|
| E 100' @ 3700/                                                  | 100.00   | 651.77 | 0.9310 | 1.0437 | 3700 | 100   |        | 359,502 |
| A 100' @ 600/FF                                                 | 104.51   | 651.77 | 0.7785 | 1.1298 | 600  | 100   |        | 55,153  |
| 205 Actual Front Feet, 3.06 Total Acres Total Est. Land Value = |          |        |        |        |      |       |        | 414,654 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 3420 | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 80   | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 24   | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 272  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 97     | 9,700      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 9,700      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = 2497 SF Floor Area = 2497 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 2,497 |          |            |
| Total:  |          |            |       | 404,274  | 367,863    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 5,061 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,320 |
| 2 Fixture Bath     | 1 | 3,056 | 2,781 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 9,503  | 8,648 |
| Water Well, 200 Feet | 1 | 10,774 | 9,804 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 614 | 21,496 | 19,561 |
| WCP (1 Story) | 272 | 10,203 | 9,285  |
| CCP (1 Story) | 221 | 6,164  | 5,609  |
| WPP           | 96  | 3,069  | 2,793  |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -2,640 | -2,402 |
| Door Opener         | 2    | 1,075  | 978    |
| Base Cost           | 1083 | 46,840 | 42,624 |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |   |        |        |
|---------------------|---|--------|--------|
| Common Wall: 1 Wall | 1 | -2,640 | -2,402 |
|---------------------|---|--------|--------|

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|                   |      |         |         |
|-------------------|------|---------|---------|
| Door Opener       | 1    | 537     | 489     |
| Base Cost         | 1083 | 46,840  | 42,624  |
| Built-Ins         |      |         |         |
| Appliance Allow.  | 1    | 2,767   | 2,518   |
| Fireplaces        |      |         |         |
| Interior 1 Story  | 1    | 5,338   | 4,858   |
| 2nd on Same Stack | 1    | 4,365   | 3,972   |
| Totals:           |      | 578,034 | 525,984 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 1,157,165

2026 Est. T.C.V. 006-030-012-20 = 1,581,519

Est. TCV/Total Floor Area = 633.37, Most recent sale 07/05/2011 for 134,900

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 657,000                 | 657,000 | 657,000   | 394,868        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 133,800 | 0         | 10,661         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 790,800                 | 790,800 | 790,800   | 405,529        | 405,529     | 405,529 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-012-30   | 2026 Est. T.C.V.    | SORG DONALD A & AMY  |
| Property Class: 402 |                     | S GLEN LAKE VIEW DR  |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L549 P719/00 SURVEY L8 P289&413&514&594 L838 P400/04 2003 SPLIT FROM  
 006-030-012-00 2005 DESCR REVISED PARCEL A-2 - PRT SE 1/4 OF SEC 30 COM AT S 1/4  
 COR SD SEC TH N 00 DEG 59'56" W 427.91 FT ALG N-S 1/4 LN SD SEC TO SLY R/W OF 33  
 FT WIDE EASEMENT TH N 79 DEG 30'23" E ALG SD R/W 78.65 FT TH ALG SD R/W 75.41 FT  
 ALG ARC OF 238.50 FT RAD CRV TO RIGHT (CHORD=N 88 DEG 33'52" E 75.10 FT TO POB  
 TH N 33.26 FT TH N 27 DEG 01'54" E 413.34 FT TH N 02 DEG 51'08" E 102.68 FT TH  
 ALG ELY & SLY R/W LN OF 33 FT WIDE EASEMENT TH FOLLOWING 7 COURSES: 184.30 FT  
 ALG ARC OF 111.50 FT RAD CRV TO RIGHT (CHORD=S 42 DEG 25'18" E 164.03 FT) TH S  
 04 DEG 55'54" W 199.27 FT TH 92.58 FT ALG ARC OF 133.50 FT RAD CRV TO LEFT  
 (CHORD=S 14 DEG 56'05" E 90.73 FT) TH S 34 DEG 48'03" E 143.68 FT TH 246.41 FT  
 ALG ARC OF 89.50 FT RAD CRV TO RIGHT (CHORD=S 44 DEG 04'18" W 175.63 FT) TH N 57  
 DEG 03'22" W 204.53 FT TH 105.40 FT ALG ARC OF 238.50 FT RAD CRV TO LEFT  
 (CHORD=N 69 DEG 43'00" W 104.55 FT) TO POB SUBJECT TO & TOGETHER WITH EASEMENTS  
 SEC 30 T29N R13W 3.08 A M/L

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

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|---------|--------|--------|-------------------------|-------|--------|---------|
| E 100' @ 3700/                          | 101.50   | 1321.82 | 0.9985 | 1.1202 | 3700                    | 100   |        | 420,049 |
| 102 Actual Front Feet, 3.08 Total Acres |          |         |        |        | Total Est. Land Value = |       |        | 420,049 |

2026 Est. T.C.V. 006-030-012-30 = 420,049

Est. TCV/Total Floor Area = 168.22, Most recent sale 12/18/2020 for 150,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 170,300                 | 170,300 | 170,300 | 68,200       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 39,700  | 0       | 0            | 1,841          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 210,000                 | 210,000 | 210,000 | 70,041       | 70,041         | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-030-012-41   | 2026 Est. T.C.V.    | WAASO KIMBERLY M         |
| Property Class: 401 |                     | 6847 S GLEN LAKE VIEW DR |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L1091P702 SURVEY L10/464 A PARCEL OF LAND LOCATED IN PART OF THE SW1/4 OF THE SE1/4 SEC30,T29N,R13W, DESC AS: COM S 1/4 CNR OF SEC30; TH N 89°57'50" E 246.47 FT, ALONG THE S LINE OF SEC 30 TO POB; TH N 22°29'44" E, 346.43 FT; TH S 56°28'26" E, 38.77 FT; TH NETERLY, 255.16 FT, ALONG THE ARC OF A 91.50 FT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 159°46'36", AND THE LONG CHORD OF WHICH BEARS NORTH 43°33'45" EAST, 180.16 FT; TH N 36°16'10" W 142.66 FT; N 68°17'22" E 211.37 FT; N 88°52'47" E, 99.76 FT; S 09°20'05" E 351.54 FT; S 88°05'25" W 150.00 FT; S 01 °07'13" E 272.27 FT, TO A POINT ON SAID S SEC LINE; S 89° 57'50" W 413.17 FT; ALONG SAID S SEC LINE TO POB. 4.29 ACRES, M/L.

FORMERLY AS: PER LDA SURVEY L8 P289&413&514&594 L838 P416/04 2003 SPLIT FROM 006-030-012-00 2005 DESCR REVISED PARCEL A-3 - PRT OF SE 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 89 DEG 58'56" E 245.89 FT ALG S SEC LN TO POB TH CONT N 89 DEG 58'56" E ALG S SEC LN 413.50 FT TH N 01 DEG 06'47" W 622.81 FT TH S 66 DEG 53'14" W 209.28 FT TH ALG SLY & ELY R/W LN OF 33 FT WIDE EASEMENT THE FOLLOWING 3 COURSES: S 34 DEG 48'03" E 143.68 FT TH 246.41 FT ALG ARC OF 89.50 FT RAD CRV TO RIGHT (CHORD=S 44 DEG 04'18" W 175.63 FT TH N 57 DEG 03'22" W 43.19 FT TH S 22 DEG 29'44" W 346.34 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W. 3.28 A M/L.

COMBINED - 1 ACRE FROM 006-030-012-50 & 51;

COMBINED - 1 ACRE FROM 006-030-012-50 & 51;

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

\* Factors \*

4.29 A IRREGULAR

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 3700/                          | 100.00   | 1868.72 | 1.0000 | 1.1596 | 3700 | 100   |                         | 429,059 |
| 100 Actual Front Feet, 4.29 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 429,059 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2232 SF Floor Area = 2232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories  | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|----------|----------|------------|--------|----------|------------|
| 1+ Story | Siding   | Basement   | 2,232  |          |            |
|          |          |            | Total: | 445,818  | 356,655    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1817 | 49,677 | 39,742 |
| Basement, Outside Entrance, Above Grade | 1    | 2,575  | 2,060  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 8,704 |
| Water Well, 200 Feet | 1 | 12,175 | 9,740 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 188 | 6,920 | 5,536 |
|---------------|-----|-------|-------|

Parcel Number: 45-006-030-012-41

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|                                                           |     |         |         |
|-----------------------------------------------------------|-----|---------|---------|
| WCP (1 Story)                                             | 156 | 9,393   | 7,514   |
| Deck                                                      |     |         |         |
| Treated Wood                                              | 130 | 3,250   | 2,600   |
| Treated Wood                                              | 650 | 9,347   | 7,478   |
| Garages                                                   |     |         |         |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |
| Base Cost                                                 | 874 | 50,351  | 40,281  |
| Common Wall: 2 Wall                                       | 1   | -6,121  | -4,897  |
| Door Opener                                               | 2   | 1,343   | 1,074   |
| Built-Ins                                                 |     |         |         |
| Appliance Allow.                                          | 1   | 3,976   | 3,181   |
| Fireplaces                                                |     |         |         |
| Interior 1 Story                                          | 1   | 6,917   | 5,534   |
| Totals:                                                   |     | 633,284 | 506,629 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 1,114,584

|                                                                               |             |           |                |             |         |  |
|-------------------------------------------------------------------------------|-------------|-----------|----------------|-------------|---------|--|
| 2026 Est. T.C.V. 006-030-012-41                                               | = 1,548,643 |           |                |             |         |  |
| Est. TCV/Total Floor Area = 693.84, Most recent sale 06/16/2022 for 1,025,000 |             |           |                |             |         |  |
| 2025 Assessed                                                                 | MBOR        | S.E.V.    | Base for Cap   | IRM         |         |  |
| 638,200                                                                       | 638,200     | 638,200   | 534,130        | 2.70        |         |  |
| 2026 New Eq. Adjustment                                                       | Loss        | Additions | Tax Adjustment | Losses      |         |  |
| 0                                                                             | 136,100     | 0         | 14,421         | 0           |         |  |
| 2026 Assessed                                                                 | MBOR        | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 774,300                                                                       | 774,300     | 774,300   | 548,551        | 548,551     | 548,551 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-030-012-45   | 2026 Est. T.C.V.    | BOHMER CHRISTINE N TRUST |
| Property Class: 401 |                     | 6803 S GLEN LAKE VIEW DR |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

SURVEY L8 P366/04 L826 P290/04 L826 P293/04 L831 P473/04 L880 P275/05 SURVEY L8  
P413&514&594/04 L838 P584&586/05 2004 SPLIT FROM 030-012-10 2005 DESCR REVISED  
PARCEL A-5 : PRT SE 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 00 DEG 59'56" W ALG  
N-S 1/4 LN 1314.97 FT TO S 1/8 LN TH N 89 DEG 25'12" E ALG S 1/8 LN 153.55 FT TO  
POB TH CONT N 89 DEG 25'12" E ALG S 1/8 LN 503.13 FT TH S 38 DEG 23'17" W 476.36  
FT TH ALG NLY R/W LN OF 33 FT WIDE EASEMENT N 89 DEG 46'30" W 204.51 FT TH N 00  
DEG 26'02" W 367.50 FT TO POB. TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N  
R13W 3.00 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 204.51   | 638.99 | 0.7785 | 1.1242 | 600  | 100   |        | 107,393                         |
| 205 Actual Front Feet, 3.00 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 107,393 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1062 SF Floor Area = 1593 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,062  |          |            |
|           |          |            | Total: | 244,037  | 195,224    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1102 | 21,313 | 10,656 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 9,503  | 7,602 |
| Water Well, 200 Feet | 1 | 10,774 | 8,619 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 400 | 14,076 | 11,261 |
| WPP           | 344 | 6,264  | 5,011  |

#### Garages

|                                                          |     |        |        |
|----------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                | 576 | 29,341 | 23,473 |
| Door Opener                                              | 2   | 1,075  | 860    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 348,224 | 272,180 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 598,796

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-030-012-45                                             | = | 711,189 |
| Est. TCV/Total Floor Area = 446.45, Most recent sale 08/24/2012 for 290,000 |   |         |

Parcel Number: 45-006-030-012-45

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 307,600  | 307,600        | 307,600 | 187,763      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 48,000         | 0       | 0            | 5,069          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 355,600  | 355,600        | 355,600 | 192,832      | 192,832        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-030-012-52   | 2026 Est. T.C.V.    | SEYMOUR MICHAEL E    |
| Property Class: 402 |                     | S WHEELER RD         |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L1248P762 ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL B:

LOCATED IN PART OF THE SOUTH QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FURNISHED: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30; THENCE NORTH 89°57'50" EAST, 659.64 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°57'50" EAST, 659.64 FEET ALONG SAID SOUTH LINE TO THE EAST EIGHTH LINE OF SAID SECTION 30; THENCE NORTH 01°15'15" WEST, 1326.87 FEET ALONG THE EAST EIGHTH LINE OF SAID SECTION 30 TO THE SOUTH EIGHTH LINE OF SAID SECTION 30; THENCE SOUTH 89°27'10" WEST, 656.45 FEET ALONG THE SOUTH EIGHTH LINE OF SAID SECTION 30; THENCE SOUTH 01°07'13" EAST, 1320.97 FEET TO THE POINT OF BEGINNING.

EXCEPT: A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH CORNER OF SAID SECTION 30; THENCE NORTH 89°57'50" EAST, 659.64 FEET ALONG THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 01°07'13" WEST, 272.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 01°07'13" WEST, 350.00 FEET; THENCE NORTH 88°52'47" EAST 99.76 FEET; THENCE SOUTH 09°20'05" EAST 351.54 FEET; THENCE SOUTH 88°05'25" WEST, 150.00 FEET TO THE POINT OF BEGINNING.

FORMERLY L549 P723/00 2000 SPLIT FROM 030-012-00 PRT S 1/4 SEC 30 COM S 1/4 COR SD SEC TH N 89 DEG 57'50" E 659.64 FT TO POB TH CONT N 89 DEG 57'50" E 659.64 FT TH N 01 DEG 15'15" W 1326.87 FT TH S 89 DEG 27'10" W 656.45 FT TH S 01 DEG 07'13" E 1320.97 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT EXCEPT L1091P702 COM AT S 1/4 CNR OF SEC30; TH N 89°57'50" E 659.64 FT, ALONG S LINE OF SEC30; TH N 01 °07'13" W 272.27 FT, TO POB; TH CONTINUING ALONG SAID LINE N 01°07'13" W 350.00 FT; N 88°52'47" E 99.76 FT; S 09°20'05" E 351.54 FT; S 88°05'25" W, 150.00 FT; TO POB. 1 .00 ACRE, M/L.UNDIVIDED INTEREST SEC 30 T29N R13W. SPLIT ON 11/06/2011 INTO 006-030-012-52;

SPLIT ON 11/06/2011 INTO 006-030-012-52;

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          | 19.00 | Acres       | 14000 | 100  |       |                         | 266,000 |
|                  |          | 19.00 | Total Acres |       |      |       | Total Est. Land Value = | 266,000 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value            |
|-----------------------------------|-------|------|--------|-----------------------|
| Wood Frame                        | 51.17 | 28   | 50     | 716                   |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 716 |

2026 Est. T.C.V. 006-030-012-52 = 266,716

Est. TCV/Total Floor Area = 167.43, Most recent sale 12/18/2015 for 133,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 133,400                 | 133,400 | 133,400   | 81,386         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0       | 0         | 2,197          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 133,400                 | 133,400 | 133,400   | 83,583         | 83,583      | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-030-012-55   | 2026 Est. T.C.V.    | RAYMOND FAMILY LAKE HOUSE LLC |
| Property Class: 401 |                     | 6812 S GLEN LAKE VIEW DR      |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

2012 CORRECTED DESCRIPTION \* AKA PARCEL A-7  
 PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 30, TOWN 29 NORTH  
 RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, MORE FULLY  
 DESCRIBED AS: COMM AT SOUTH 1/4 CNR SECTION 30; THENCE NORTH 00°59'56" WEST,  
 499.56 FT ALONG NORTH AND SOUTH QUARTER LINE OF SAID SECTION; THENCE SOUTH  
 89°59'36" WEST, 147.17 FT TO POB, THENCE CONTINUING SOUTH 89°59'36" WEST, 277.73  
 FT; THENCE NORTH 21 °31' 10" EAST, 375.07 FT THENCE NORTH 70°47'53" EAST, 296.15  
 FT; THENCE NORTH 88°59'38" EAST, 149.59 FT; THENCE SOUTH 32°46'47" WEST, 533.96  
 FT TO POB

FORMER DESCRIPTION - LEELANAU COUNTY EQUALIZATION-  
 L310 P236 L452 P158/97 L800 P153/04 SURVEY L8 P413/04 L818 P912/04 SURVEY L8  
 P594 2004 SPLIT FROM 006-030-008-65 & 006-030-012-20 2005 DESCR REVISED PARCEL  
 A-7 - PRT OF SE 1/4 & SW 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 00 DEG 59'56" W  
 ALG N-S 1/4 LN SD SEC 500.00 FT TH S 89 DEG 56'35" W 147.06 FT TO POB TH CONT S  
 89 DEG 56'35" W 277.89 FT TH N 21 DEG 32'10" E 375.07 FT TH N 70 DEG 07'12" E  
 297.14 FT TO PT ON NLY R/W LN OF 33 FT WIDE EASEMENT TH S 89 DEG 46'30" E ALG SD  
 R/W 149.95 FT TH S 32 DEG 46'47" W 534.12 FT TO POB SUBJECT TO & TOGETHER WITH  
 EASEMENTS SEC 30 T29N R13W 3.17 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \* IRR &51 EASEMENT FRONTAGE  

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj.                   | Reason | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------------------------|--------|---------|
| E 100' @ 3700/                          | 100.00   | 1380.85 | 1.0000 | 1.1251 | 3700 | 100                     |        | 416,272 |
| 100 Actual Front Feet, 3.17 Total Acres |          |         |        |        |      | Total Est. Land Value = |        | 416,272 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: wd, Split, 2 Rail                          | 20.81    | 160  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.68     | 1925 | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 10.45    | 300  | 0      | 0          |
| Wood Frame                                          | 32.05    | 207  | 50     | 3,317      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,817     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1494 SF Floor Area = 1868 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,494  |          |            |
|            |          |            | Total: | 340,747  | 289,635    |

#### Other Additions/Adjustments

|                                         |  |     |        |        |  |
|-----------------------------------------|--|-----|--------|--------|--|
| Exterior                                |  |     |        |        |  |
| Stone Veneer                            |  | 540 | 24,754 | 21,041 |  |
| Basement, Outside Entrance, Below Grade |  | 2   | 7,777  | 6,610  |  |
| Plumbing                                |  |     |        |        |  |
| Average Fixture(s)                      |  | 1   | 2,136  | 1,816  |  |
| 3 Fixture Bath                          |  | 2   | 13,432 | 11,417 |  |
| Water/Sewer                             |  |     |        |        |  |
| 1000 Gal Septic                         |  | 1   | 5,541  | 4,710  |  |
| Water Well, 200 Feet                    |  | 1   | 12,175 | 10,349 |  |
| Porches                                 |  |     |        |        |  |
| WCP (1 Story)                           |  | 64  | 5,040  | 4,284  |  |

Parcel Number: 45-006-030-012-55

Page: 2

|                                                           |     |         |         |
|-----------------------------------------------------------|-----|---------|---------|
| WPP                                                       | 804 | 16,474  | 14,003  |
| Garages                                                   |     |         |         |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |
| Base Cost                                                 | 597 | 38,292  | 32,548  |
| Common Wall: 1 Wall                                       | 1   | -3,064  | -2,604  |
| Door Opener                                               | 1   | 672     | 571     |
| Built-Ins                                                 |     |         |         |
| Appliance Allow.                                          | 1   | 3,976   | 3,380   |
| Fireplaces                                                |     |         |         |
| Interior 2 Story                                          | 1   | 8,495   | 7,221   |
| 2nd on Same Stack                                         | 1   | 5,406   | 4,595   |
| Totals:                                                   |     | 481,853 | 409,576 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 901,067

|                                                                             |                |           |
|-----------------------------------------------------------------------------|----------------|-----------|
| 2026 Est. T.C.V. 006-030-012-55                                             | =              | 1,328,156 |
| Est. TCV/Total Floor Area = 711.00, Most recent sale 03/09/2009 for 196,000 |                |           |
| 2025 Assessed                                                               | MBOR           | S.E.V.    |
| 547,200                                                                     | 547,200        | 547,200   |
| 2026 New Eq. Adjustment                                                     | Loss           | Losses    |
| 0                                                                           | 116,900        | 0         |
| 2026 Assessed                                                               | MBOR           | S.E.V.    |
| 664,100                                                                     | 664,100        | 664,100   |
| Base for Cap                                                                | IRM            |           |
| 265,279                                                                     | 2.70           |           |
| Additions                                                                   | Tax Adjustment | Losses    |
| 0                                                                           | 7,162          | 0         |
| Capped                                                                      | ->Taxable<-    | PRE/MBT   |
| 272,441                                                                     | 272,441        | 0         |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-031-001-00   | 2026 Est. T.C.V.    | PALMER ANDREW R & KELTIE |
| Property Class: 401 |                     | 3189 W TRUMBULL RD       |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L208 P16 PRT OF NE 1/4 BEING ALL THAT PART OF THE N 1600.5 FT OF THE E 1567.50 FT OF NE 1/4 LYING SWLY OF TRUMBULL ROAD SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 406.00   | 536.45 | 0.6124 | 1.0761 | 600  | 100   |                         | 160,532 |
| 406 Actual Front Feet, 5.00 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 160,532 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 600  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 6.71  | 390  | 0      | 0          |
| Metal Prefab          | 15.90 | 224  | 50     | 1,781      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,781      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 1236 SF Floor Area = 1236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,236  |          |            |
|         |          |            | Total: | 200,391  | 130,253    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CPP           | 96 | 2,108 | 1,370 |
| CCP (1 Story) | 12 | 604   | 393   |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 480 | 25,834 | 16,792 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 246,248 160,061

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 352,134

2026 Est. T.C.V. 006-031-001-00 = 519,447

Est. TCV/Total Floor Area = 420.26, Most recent sale 09/30/2020 for 259,900

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 241,000                 | 241,000 | 241,000 | 134,696      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 18,700  | 0       | 0            | 3,636          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



259,700

259,700

259,700

138,332

138,332

138,332

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-001-10   | 2026 Est. T.C.V.    | MILLER FAMILY TRUST  |
| Property Class: 401 |                     | 3178 W TRUMBULL RD   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L284 P556 L297 P278 L368 P505/93 ALL THAT PRT LYING NELY OF TRUMBULL RD DESC AS  
 PRT NE 1/4 COM E 1/4 COR TH N 1084.62 FT TH N 50 DEG 14' W 965.68 FT FOR POB TH  
 N 66 DEG 28' 30" W 500 FT TH S 23 DEG 23' W 325.48 FT TO C/L OF TRUMBULL RD TH  
 ALG C/L S 54 DEG 06' 30" E 424.29 FT TH N 35 DEG 01' 50" E 424.89 FT TO POB SEC  
 31 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 424.89   | 410.08 | 0.6027 | 1.0062 | 600  | 100   |        | 154,609                         |
| 425 Actual Front Feet, 4.00 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 154,609 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 104  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1728 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Basement    | 672  |          |            |
| 1 Story | Siding   | Crawl Space | 384  |          |            |
| Total:  |          |             |      | 229,931  | 137,958    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CCP (1 Story)  | 160 | 4,630 | 2,778 |
| CGEP (1 Story) | 36  | 4,290 | 2,574 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 1728 61,379 36,827

##### Carports

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Comp.Shingle | 432 | 7,080 | 5,876 | *83% Good |
|--------------|-----|-------|-------|-----------|

Totals: 326,724 197,661

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 434,854

2026 Est. T.C.V. 006-031-001-10 = 594,463

Est. TCV/Total Floor Area = 344.02, Most recent sale 08/09/1993 for 133,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 272,500       | 272,500 | 272,500 | 117,827      | 2.70 |

Parcel Number: 45-006-031-001-10

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 24,700         | 0       | 0         | 3,181          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 297,200  | 297,200        | 297,200 | 121,008   | 121,008        | 121,008 |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-031-002-00   | 2026 Est. T.C.V.    | SCHOFIELD ROSS & SHERRY M |
| Property Class: 402 |                     | W TRUMBULL RD             |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L324 P26/91 L426 P238/96 PRT NW 1/4 OF NE 1/4 SEC 31 COM N 1/4 SEC COR TH S  
 633.5 FT TH E 247.5 FT TH S 53 DEG 20' E 268 FT TH S 53 DEG 20' E 264 FT TO POB  
 TH S 53 DEG 20' E 307 FT TH N 41 DEG 30' E 171.3 FT TH N 113.8 FT TO C/L HWY TH  
 N 52 DEG 40' W ON C/L TO PT N 17 DEG 30' E OF POB TH S 17 DEG 30' W 280 FT M/LTO  
 POB SEC 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|--------|
| A 100' @ 600/FF        | 200.00   | 307.00      | 0.6945 | 0.9360 | 600        | 100   |                        | 78,007 |
| A 100' @ 600/FF        | 83.36    | 307.00      | 0.6945 | 0.9360 | 600        | 50    | Surplus: Zoning 100 ft | 16,257 |
| 283 Actual Front Feet, | 2.00     | Total Acres |        |        | Total Est. |       | Land Value =           | 94,263 |

2026 Est. T.C.V. 006-031-002-00 = 94,263

Est. TCV/Total Floor Area = 54.55, Most recent sale 07/03/1996 for 36,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 52,300        | 52,300     | 52,300 | 17,277       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -5,200     | 0      | 0            | 466            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 47,100        | 47,100     | 47,100 | 17,743       | 17,743         | 0       |  |

45-006-031-004-00  
Property Class: 402  
Map #: 4

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

WAHL BRIAN E & AMANDA Y  
3353 W TRUMBULL RD  
MAPLE CITY, MI 49664

2018 RECOMBINATION OF 2008 SPLIT PARCEL A (PER LIBER 4 PAGE 486) COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00DEG48'25" E 640.25 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31; THENCE N89°11'35"E 247.50 FEET TO THE POINT OF BEGINNING; THENCE N00DEG48'25"W 423.48 FEET TO THE CENTERLINE OF TRUMBULL ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE ON THE ARC OF A 545.0 FOOT RADIUS CURVE TO THE RIGHT 261.26 FEET, THE CHORD OF WHICH BEARS 854°36'59" E 258.77 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S40°53'00" E 142.60 FEET; THENCE LEAVING SAID CENTERLINE SL6DEG38'19"W 326.64 FEET; THENCE N54°17'53"W 252.21 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.52 ACRES. SUBJECT TO AND TOGETHER WITH A 30' WIDE EASEMENT FOR INGRESS AND EGRESS RECORDED ON LIBER 4 PAGE 486. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES. 30' WIDE EASEMENT RECORDED IN LIBER 4 PAGE 486 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31, T29 NORTH, RANGE 13 WEST; THENCE S00°48'25"E 640.25 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31; THENCE N89°11'35"E 247.50 FEET; THENCE S54°17'53" E 236.43 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF SAID EASEMENT; THENCE N05°43'36"W 54.20 FEET; THENCE N24°53'45"E 67.30 FEET; THENCE N19003'56"E 114.46 FEET; THENCE N30°53'43"E 56.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TRUMBULL ROAD AND THE POINT OF ENDING. 2.52A M/L

FORMERLY ABV AS L263 P930 L321 P252/91 PRT OF NW 1/4 OF NE 1/4 SEC 31 BEG 633.5 FT S & 247.5 FT E OF N 1/4 SEC COR TH S 53 DEG 20' E 268 FT TH N 17 DEG 30' E 333.9 FT TO C/L CO RD TH ON C/L N 33 DEG 50' W 240 FT TH N 64 DEG W ON C/L 198.8 FT TH S 385 FT M/L TO POB SUBJECT TO 30 FT EASEMENT SEC 31 T29N R13W 2.25 A M/L.

7/2018 RECOMBINATION OF PIN -02 & -01 DUE TO FAILURE TO MEET DRIVEWAY REQUIREMENTS OF THE ROAD COMMISSION.  
07/16/07 SPLIT APP

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 287.52   | 381.42 | 0.6910 | 0.9882 | 600  | 100   |                         | 117,794 |
| 288 Actual Front Feet, 2.52 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 117,794 |

2026 Est. T.C.V. 006-031-004-00 = 117,794

Est. TCV/Total Floor Area = 68.17, Most recent sale 10/23/2020 for 68,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 65,500                  | 65,500 | 65,500    | 36,941         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -6,600 | 0         | 0              | 997         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 58,900                  | 58,900 | 58,900    | 37,938         | 37,938      | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-031-005-00   | 2026 Est. T.C.V.    | SWIATEK JAYNE B TRUST |
| Property Class: 401 |                     | 3315 W TRUMBULL RD    |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L270 P840 L516 P370/99 AFF L565 P710/01 PRT OF NW 1/4 OF NE 1/4 SEC 31 COM N 1/4 COR THS 00 DEG 48' 25" E 640.25 FT TH N 89 DEG 11' 35" E 247.50 FT TH S 54 DEG 17' 53" E 252.21 FT TH N 16 DEG 38' 19" E 326.64 FT TO C/L TRUMBULL RD & FOR POB TH S 16 DEG 38' 19" W 326.64 FT TH S 54 DEG 17' 53" E 132.00 FT TH N 16 DEG 38' 19" E 292.26 FT TO C/L TRUMBULL RD TH ALG SD C/L N 47 DEG 41' 20" W 13.68 FT TH N 40 DEG 53' 00" W 133.27 FT TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 132.00   | 309.00      | 0.9074 | 0.9375 | 600        | 100   |              | 67,375 |
| 132 Actual Front Feet, | 0.94     | Total Acres |        |        | Total Est. |       | Land Value = | 67,375 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Fencing: Wd, Split, 2 Rail               | 20.81    | 60   | 0      | 0                       |
| D/W/P: Asphalt Paving                    | 3.68     | 1778 | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1976

(11) Heating System: Electric Baseboard  
 Ground Area = 1580 SF Floor Area = 1580 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,580  |          |            |
|         |          |             | Total: | 211,285  | 137,335    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 192 | 7,164 | 4,657 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 144 | 4,208 | 2,735 |
|---------------|-----|-------|-------|

#### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 30 | 1,323 | 860 |
|--------------|----|-------|-----|

#### Garages

|                                                           |     |        |        |           |
|-----------------------------------------------------------|-----|--------|--------|-----------|
| Class: BC Exterior: Siding Foundation: 18 Inch (Finished) |     |        |        |           |
| Base Cost                                                 | 672 | 38,774 | 32,570 | *84% Good |
| Door Opener                                               | 2   | 1,343  | 1,128  |           |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 283,511 191,905

Notes:

ECF (4031 RURAL) 2.200 => TCV: 422,192

Parcel Number: 45-006-031-005-00

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2026 Est. T.C.V. 006-031-005-00 = 492,067  
 Est. TCV/Total Floor Area = 311.43, Most recent sale 06/24/1999 for 134,800

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 212,400       | 212,400 | 212,400 | 119,539      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 33,600         | 0    | 0         | 3,227          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 246,000       | 246,000 | 246,000 | 122,766 | 122,766     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-006-00   | 2026 Est. T.C.V.    | WIEGAND JOHN A & KATHRYN M |
| Property Class: 401 |                     | 3297 W TRUMBULL RD         |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L282 P609/87 PRT OF NW 1/4 OF NE 1/4 SEC 31 COM AT N 1/4 POST TH S 633.5 FT TH E 247.5 FT TH S 53 DEG 20' E 400 FT TO POB TH S 53 DEG 20' E 132 FT TH N 17 DEG 30' E 280 FT M/L TO C/L HWY TH NLY & WLY ON C/L 132 FT M/L TO PT N 17 DEG 30' E FROM POB TH S 17 DEG 30' W 280 FT M/L TO POB SEC 31 T29N R13W .85 A M/L.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 280.50 | 0.9074 | 0.9151 | 600  | 100   |                         | 49,822 |
| A 100' @ 600/FF                         | 32.00    | 280.50 | 0.9074 | 0.9151 | 600  | 50    | SURPLUS: ZONING 100 FT  | 7,971  |
| 132 Actual Front Feet, 0.85 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 57,793 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95     | 1608 | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.28     | 64   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1008 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,008  |          |            |
|         |          |            | Total: | 145,153  | 108,864    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 880 | 16,315 | 12,236 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 907   |
| 3 Fixture Bath     | 1 | 3,794 | 2,845 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 3,355 |
| Water Well, 100 Feet | 1 | 5,522 | 4,141 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 40 | 2,694 | 2,020 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 78  | 2,141 | 1,606 |
| Treated Wood | 160 | 3,438 | 2,578 |

#### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 384 | 16,666 | 12,499 |
| Common Wall: 1 Wall                                         | 1   | -2,469 | -1,852 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,450 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 200,870 | 150,649 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 331,427



Parcel Number: 45-006-031-006-00

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 Est. TCV/Total Floor Area = 387.62, Most recent sale 01/09/2008 for 129,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 167,800       | 167,800        | 167,800 | 91,594       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,600         | 0       | 0            | 2,473          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 195,400       | 195,400        | 195,400 | 94,067       | 94,067         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-007-00   | 2026 Est. T.C.V.    | SEYMOUR MICHAEL E    |
| Property Class: 402 |                     | W TRUMBULL RD        |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L1254P6 ALSO PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE EAST SECTION LINE NORTH 1084.62 FEET; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST, 500.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66°28'30" WEST, 247.61 FEET; THENCE SOUTH 01°29'30" WEST, 280.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TRUMBULL ROAD; THENCE ALONG SAID LINE SOUTH 54°06'30" EAST 146.26 FEET; THENCE NORTH 23°23'00" EAST, 291.68 FEET TO THE POINT OF BEGINNING,

L1248P785 ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEE LANAU, STATE OF MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH (ASSUMED) ALONG THE EAST LINE OF SAID SECTION 1084.62 FEET TO A POINT BEING ON THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST, 747.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°29'30" WEST, 280.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TRUMBULL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 54°06'30" WEST, 175.73 FEET; THENCE NORTH 01°29'30" EAST, 240.23 FEET; THENCE SOUTH 66°28'30" EAST 156.42 FEET TO THE POINT OF BEGINNING.,

FORMERLY: PRT NE 1/4 SEC 31 COM E 1/4 SEC COR TH N 1084.62 FT TH N 50 DEG 14' W 965.68 FT TH N 66 DEG 28' 30" W 500 FT TO POB TH N 66 DEG 28' 30" W 404.03 FT TH S 1 DEG 29' 30" E 240.23 FT TO NELY R/W CO RD TH ALG R/W S 54 DEG 06' 30" E 323.99 FT TH N 23 DEG 23' E 291.68 FT TO POB SEC 31 T29N R13W.  
EXCEPT

EXEMPT LOT LINE TRANSFER TO 006-031-009-00 PURCHASED ON 1248P785

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 146.26   | 362.72      | 0.8754 | 0.9758 | 600        | 100   |              | 74,966 |
| 146 Actual Front Feet, | 1.22     | Total Acres |        |        | Total Est. |       | Land Value = | 74,966 |

2026 Est. T.C.V. 006-031-007-00 = 74,966

Est. TCV/Total Floor Area = 74.37

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 38,900                  | 38,900 | 38,900    | 15,047         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -1,400 | 0         | 406            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 37,500                  | 37,500 | 37,500    | 15,453         | 15,453      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-008-01   | 2026 Est. T.C.V.    | DEMARAY TIMOTHY P & JANICE M |
| Property Class: 401 |                     | 3372 W TRUMBULL RD           |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L256 P436 L284 P954 L289 P67/88 PRT NE 1/4 SEC 31 COM N 1/4 SEC COR TH S 165 FT  
TH E 247.5 FT FOR POB TH N 165 FT TH E 280.5 FT TH S TO C/L TRUMBULL RD TH NWLY  
ALG C/L TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|------------------------|---------|
| A 100' @ 600/FF                         | 200.00   | 312.70 | 0.6974 | 0.9403 | 600                     | 100   |                        | 78,694  |
| E 100' @ 3700/                          | 80.00    | 312.70 | 0.9022 | 0.9698 | 3700                    | 50    | SURPLUS: ZONING 100 FT | 129,485 |
| 280 Actual Front Feet, 2.01 Total Acres |          |        |        |        | Total Est. Land Value = |       |                        | 208,179 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1988

(11) Heating System: Forced Heat & Cool  
Ground Area = 1688 SF Floor Area = 1688 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Brick    | Crawl Space | 1,688 |          |            |
| Total:  |          |             |       | 268,394  | 174,445    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 506 | 20,027 | 13,018 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1482 | 19,251 | 12,513 |
|--------------|------|--------|--------|

Totals: 331,955 215,761

Notes:

ECF (4031 RURAL) 2.200 => TCV: 474,674

2026 Est. T.C.V. 006-031-008-01 = 690,353

Est. TCV/Total Floor Area = 408.98, Most recent sale 10/28/2016 for 295,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 295,300                 | 295,300 | 295,300   | 174,593        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 49,900  | 0         | 4,714          | 0      |

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Parcel Number: 45-006-031-008-01Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 345,200       | 345,200 | 345,200 | 179,307 | 179,307     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-009-00   | 2026 Est. T.C.V.    | SEYMOUR MICHAEL E    |
| Property Class: 401 |                     | 3200 W TRUMBULL RD   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L1248P785 THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH (ASSUMED) ALONG THE EAST LINE OF SAID SECTION 1084.62 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST 904.03 FEET; THENCE NORTH 01D29'30" EAST TO THE NORTH LINE OF SECTION 31; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID SECTION AND THE CENTERLINE OF WHEELER ROAD; THENCE SOUTH ALONG SAID CENTERLINE AND THE EAST LINE OF SECTION 31, 1574.68 FEET TO THE POINT OF BEGINNING. AND L1248P785 ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEE LANAU, STATE OF MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH (ASSUMED) ALONG THE EAST LINE OF SAID SECTION 1084.62 FEET TO A POINT BEING ON THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66DL8'30" WEST 747.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°29'30" WEST, 280.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TRUMBULL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 54D06'30" WEST, 175.73 FEET; THENCE NORTH 01DL9'30" EAST, 240.23 FEET; THENCE SOUTH 66°28'30" EAST 156.42 FEET TO THE POINT OF BEGINNING.

FORMERLY ABV AS L290 P173/88 PRT NE 1/4 SEC 31 COM SE COR NE 1/4 TH N 1084.62 FT TO POB TH N 50 DEG 14' W 965.68 FT N 66 DEG 28' 30" W 904.03 FT TH N 1 DEG 29' 30" E TO N SEC LN TH E TO NE SEC COR TH S 1574.68 FT TO POB SEC 31 T29N R13W.

EXEMPT LOT LINE TRANSFER TO 006-031-009-00 PURCHASED ON 1248P785

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description | Frontage | Depth | Front             | Depth | Rate | %Adj. | Reason                  | Value   |
|-------------|----------|-------|-------------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1  | 14000    |       | 38.86 Acres       | 14000 | 100  |       |                         | 544,040 |
|             |          |       | 38.86 Total Acres |       |      |       | Total Est. Land Value = | 544,040 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 21.39 | 225  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31  | 1000 | 50     | 1,155      |
| Wood Frame                                          | 25.45 | 192  | 50     | 2,443      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 3,598      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2019

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 916 SF Floor Area = 916 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 689  |          |            |
| 1 Story | Siding   | Slab        | 227  |          |            |
| Total:  |          |             |      | 136,237  | 129,442    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,543 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 242 | 9,658 | 9,175 |
| CCP (1 Story) | 159 | 4,605 | 4,375 |

Parcel Number: 45-006-031-009-00

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## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 715 | 34,327 | 32,611 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,508 |
| Door Opener         | 1   | 537    | 510    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,424 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 200,123 | 190,134 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 418,295

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2026 Est. T.C.V. 006-031-009-00 = 965,933

Est. TCV/Total Floor Area = 1054.51, Most recent sale 12/18/2015 for 300,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 448,500                 | 448,500 | 448,500   | 289,938        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 34,500  | 0         | 7,828          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 483,000                 | 483,000 | 483,000   | 297,766        | 297,766     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-009-10   | 2026 Est. T.C.V.    | FOSMORE KENNETH L & RUTH ANN |
| Property Class: 402 |                     | W TRUMBULL RD                |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L275 P877/87 2003 DESC REVISED PARCEL C: PRT OF NE 1/4 OF SEC 31 COM AT E 1/4  
 COR SD SEC TH N ALG E SEC LN 1084.62 FT FOR POB TH N 51 DEG 11'03" W 310.97 FT  
 TH S 37 DEG 30'42" W 294.55 FT TO C/L TRUMBULL RD TH S 52 DEG 29'18" E ALG SD  
 C/L 608.34 FT TO E SEC LN TH N ALG SD LN 488.48 FT TO POB SUBJECT TO EASEMENTS  
 SEC 31 T29N R13W 4.11 A.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 575.72 | 0.6723 | 1.0953 | 600  | 100   |                          | 44,181 |
| A 100' @ 600/FF                         | 210.97   | 575.72 | 0.6723 | 1.0953 | 600  | 50    | SURPLUS: ZONING 100' MIN | 46,605 |
| 311 Actual Front Feet, 4.11 Total Acres |          |        |        |        |      |       | Total Est. Land Value =  | 90,786 |

2026 Est. T.C.V. 006-031-009-10 = 90,786

Est. TCV/Total Floor Area = 99.11

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 50,800        | 50,800     | 50,800 | 12,675       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -5,400     | 0      | 0            | 342            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 45,400        | 45,400     | 45,400 | 13,017       | 13,017         | 13,017  |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-009-15   | 2026 Est. T.C.V.    | FOSMORE BRADLEY & JENNIFER |
| Property Class: 401 |                     | 3121 W TRUMBULL RD         |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

PER LDA/UNREC SURVEY L801 P383/04 2003 SPLIT FROM 006-031-009-20 PARCEL B- PRT  
 OF NE 1/4 SEC 31 COM E 1/4 COR SD SEC TH N ALG E SEC LN 1084.62 FT TH N 51 DEG  
 11'03" W 310.97 FT TO POB TH CONT N 51 DEG 11'03" W 330.44 FT TH S 36 DEG 05'59"  
 W 409.80 FT TO C/L TRUMBULL RD TH S 53 DEG 50'51" E ALG SD C/L 320.34 FT TH N 37  
 DEG 30'42" E 394.55 FT TO POB SEC 31 T29N R13W 3.00 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| A 100' @ 600/FF        | 300.00   | 408.38      | 0.6656 | 1.0052 | 600        | 100   |                        | 120,426 |
| A 100' @ 600/FF        | 20.00    | 408.38      | 0.6656 | 1.0052 | 600        | 50    | SURPLUS: ZONING 100 FT | 4,014   |
| 320 Actual Front Feet, | 3.00     | Total Acres |        |        | Total Est. |       | Land Value =           | 124,440 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1787 SF Floor Area = 2924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,787 |          |            |
| 1 Story   | Siding   | Overhang   | 244   |          |            |
|           |          | Total:     |       | 447,671  | 358,137    |

#### Other Additions/Adjustments

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Recreation Room                                             | 894 | 24,442 | 19,554 |
| Exterior                                                    |     |        |        |
| Stone Veneer                                                | 40  | 1,834  | 1,467  |
| Basement, Outside Entrance, Below Grade                     | 1   | 3,888  | 3,110  |
| Plumbing                                                    |     |        |        |
| Average Fixture(s)                                          | 1   | 2,136  | 1,709  |
| 3 Fixture Bath                                              | 2   | 13,432 | 10,746 |
| 2 Fixture Bath                                              | 1   | 4,500  | 3,600  |
| Water/Sewer                                                 |     |        |        |
| 1000 Gal Septic                                             | 1   | 5,541  | 4,433  |
| Water Well, 200 Feet                                        | 1   | 12,175 | 9,740  |
| Porches                                                     |     |        |        |
| WCP (1 Story)                                               | 147 | 8,974  | 7,179  |
| Deck                                                        |     |        |        |
| Treated Wood                                                | 346 | 6,176  | 4,941  |
| Garages                                                     |     |        |        |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 842 | 41,090 | 32,872 |
| Common Wall: 1 Wall                                         | 1   | -3,064 | -2,451 |
| Door Opener                                                 | 2   | 1,343  | 1,074  |
| Built-Ins                                                   |     |        |        |
| Appliance Allow.                                            | 1   | 3,976  | 3,181  |
| Jacuzzi repl.Tub                                            | 1   | 9,207  | 7,366  |



## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 6,796 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

|         |         |         |
|---------|---------|---------|
| Totals: | 597,222 | 477,779 |
|---------|---------|---------|

## Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 1,051,114

2026 Est. T.C.V. 006-031-009-15

= 1,180,554

Est. TCV/Total Floor Area = 403.75

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 507,800       | 507,800        | 507,800 | 273,941      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 82,500         | 0       | 0            | 7,396          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 590,300       | 590,300        | 590,300 | 281,337      | 281,337        | 281,337 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-009-20   | 2026 Est. T.C.V.    | FOSMORE KENNETH L & RUTH ANN |
| Property Class: 401 |                     | 3145 W TRUMBULL RD           |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L275 P876&877/87 2003 LDA/UNREC SURVEY PARCEL A: PRT OF NE 1/4 SEC 31 COM AT E  
 1/4 COR SD SEC TH N ALG E SEC LN 1084.62 FT TH N 51 DEG 11'03" W 641.41 FT FOR  
 POB TH CONT N 51 DEG 11'03" W 317.77 FT TH S 35 DEG 22'13" W 424.89 FT TO C/L  
 TRUMBULL RD TH S 53 DEG 54'01" E ALG C/L 312.00 FT TH N 36 DEG 05'59" E 409.80  
 FT TO POB SUBJECT TO EASEMENTS SEC 31 T29N R13W 3.01 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 300.00   | 420.24 | 0.6715 | 1.0124 | 600  | 100   |                         | 122,371 |
| A 100' @ 600/FF                         | 12.00    | 420.24 | 0.6715 | 1.0124 | 600  | 50    | SURPLUS: ZONING 100 FT  | 2,447   |
| 312 Actual Front Feet, 3.01 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 124,818 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2012 SF Floor Area = 3112 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,100  |          |            |
| 1 Story | Siding   | Basement   | 384    |          |            |
| 1 Story | Siding   | Basement   | 528    |          |            |
|         |          |            | Total: | 505,960  | 328,875    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 42 | 1,339 | 870 |
|-----|----|-------|-----|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 448 | 24,232 | 15,751 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |
| Door Opener         | 1   | 672    | 437    |

Class: BC Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 2520 | 80,237 | 52,154 |
|-----------|------|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| 2nd on Same Stack | 1 | 5,406  | 3,514 |
| Exterior 2 Story  | 1 | 10,342 | 6,722 |

Totals: 657,181 427,168

Notes:

ECF (4031 RURAL) 2.200 => TCV: 939,770

Parcel Number: 45-006-031-009-20

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-031-009-20    | =            | 1,069,588             |
| Est. TCV/Total Floor Area = 343.70 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 460,400 460,400 460,400            | 252,965      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 74,400 0                         | 0            | 6,830 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 534,800 534,800 534,800            | 259,795      | 259,795 259,795       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-010-00   | 2026 Est. T.C.V.    | CHENEY DAVID S       |
| Property Class: 401 |                     | 3340 W TRUMBULL RD   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L253 P550 L301 P661-663/89 PRT OF NE 1/4 COM N 1/4 COR TH N 89 DEG 57' 50" E  
 544.50 FT ALG N SEC LN FOR POB TH S 00 DEG 02' 10" E 208.77 FT TH S 62 DEG 12'  
 50" E 362.01 FT TH S 48 DEG 53' 04" W 26.80 FT TH S 62 DEG 12' 50" E 229.58 FT TH  
 S 00 DEG 02' 10" E 191.47 FT TH S 33 DEG 00' 00" W 165.72 FT TH S 52 DEG 57' 20"  
 E 144.58 FT TH N 00 DEG 02' 10" W 920.06 FT TH S 89 DEG 57' 50" W 528.00 FT TO  
 POB SUBJECT TO EASEMENT SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 3700/                          | 100.00   | 589.61 | 0.8793 | 1.0333 | 3700 | 100   |        | 336,161                         |
| A 100' @ 600/FF                         | 262.01   | 589.61 | 0.6375 | 1.1019 | 600  | 100   |        | 110,419                         |
| 362 Actual Front Feet, 4.90 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 446,580 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Electric Baseboard  
 Ground Area = 576 SF Floor Area = 576 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 576  |          |            |
| Total:  |          |            |      | 74,282   | 48,284     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 216 | 12,543 | 8,153 |
| CCP (1 Story)  | 176 | 4,618  | 3,002 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 3,056 |
|------------------|---|-------|-------|

Totals: 109,282 71,034

Notes:

ECF (4031 RURAL) 2.200 => TCV: 156,275

2026 Est. T.C.V. 006-031-010-00 = 604,355

Est. TCV/Total Floor Area = 1049.23

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 201,900                 | 201,900 | 201,900 | 82,178       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 100,300 | 0       | 0            | 2,218          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 302,200                 | 302,200 | 302,200 | 84,396       | 84,396         | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-031-010-10   | 2026 Est. T.C.V.    | SHUTT DEBORAH L & WHITLOCK MATTISON |
| Property Class: 401 |                     | 3280 W TRUMBULL RD                  |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

L270 P668 L914 P123/06 PRT OF NE 1/4 SEC 31 COM N 1/4 COR TH N 89 DEG 57' 50" E  
 544.50 FT ALG N SEC LN TH S 00 DEG 02' 10" E 459.66 FT TO C/L TRUMBULL RD TH ALG  
 SD C/L S 40 DEG 53' 00" E 148.62 FT & S 47 DEG 41' 20" E 194.73 FTFOR POB TH N  
 45 DEG 22' 32" E 314.48 FT TH S 62 DEG 12' 50" E 42.86 FT TH S 00 DEG 02' 10" E  
 191.47 FT TH S 33 DEG 00' W 165.72 FT TO C/L TRUMBULL RD TH N 52 DEG 57' 20" W  
 ALG SD C/L 215.00 FT TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| A 100' @ 600/FF                         | 215.00   | 222.87 | 0.7650 | 0.8640 | 600  | 100   |        | 85,257                         |
| 215 Actual Front Feet, 1.10 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 85,257 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 960    |          |            |
|         |          |            | Total: | 139,835  | 83,900     |

#### Other Additions/Adjustments

|                                         |     |         |        |
|-----------------------------------------|-----|---------|--------|
| Basement, Outside Entrance, Below Grade | 1   | 2,338   | 1,403  |
| <b>Plumbing</b>                         |     |         |        |
| Average Fixture(s)                      | 1   | 1,209   | 725    |
| <b>Water/Sewer</b>                      |     |         |        |
| 1000 Gal Septic                         | 1   | 4,473   | 2,684  |
| Water Well, 100 Feet                    | 1   | 5,522   | 3,313  |
| <b>Deck</b>                             |     |         |        |
| Treated Wood                            | 100 | 2,447   | 1,468  |
| Treated Wood                            | 120 | 2,831   | 1,699  |
| <b>Built-Ins</b>                        |     |         |        |
| Appliance Allow.                        | 1   | 1,934   | 1,160  |
| <b>Totals:</b>                          |     | 160,589 | 96,352 |

Notes:

ECF (4031 RURAL) 2.200 => TCV: 211,974

2026 Est. T.C.V. 006-031-010-10 = 298,731

Est. TCV/Total Floor Area = 311.18

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 133,700       | 133,700        | 133,700 | 69,570       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 15,700         | 0       | 0            | 1,878          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 149,400       | 149,400        | 149,400 | 71,448       | 71,448         | 71,448  |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-031-010-20   | 2026 Est. T.C.V.    | CRYAN SEAN L & IRISH LORI C TRUST |
| Property Class: 401 |                     | 3276 W TRUMBULL RD                |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

L320 P872 L421 P687 L541 P918 L550 P260&261/00 PRT OF NE 1/4 COM N 1/4 COR SEC 31 TH N 89 DEG 57' 50" E 545.15 FT ALG N LN SD SEC TH S 00 DEG 02' 10" E 208.77 FT TO POB TH S 62 DEG 14' 33" E 362.01 FT TH S 48 DEG 53' 04" W 224.13 FT TH S 58 DEG 10' 04" E 65.87 FT TH S 31 DEG 38' 09" W 26.55 FT TH N 58 DEG 08' 59" W 74.09 FT TH S 48 DEG 53' 04" W 43.90 FT TO C/L TRUMBULL RD TH ALG SD C/L N 41 DEG 07' 07" W 148.55 FT TH N 00 DEG 02' 10" W 251.18 FT TO POB SEC 31 T29N R13W 1.47 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 181.18   | 376.93      | 0.8122 | 0.9853 | 600        | 100   |              | 86,991 |
| 181 Actual Front Feet, | 1.57     | Total Acres |        |        | Total Est. |       | Land Value = | 86,991 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 1100 | 0      | 0          |
| D/W/P: 3.5 Concrete   | 6.71 | 70   | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1450 SF Floor Area = 1450 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,450  |          |            |
|         |          |            | Total: | 247,198  | 187,865    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1450 | 28,043 | 14,021 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,114  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,103 |
| 3 Fixture Bath     | 1 | 4,567 | 3,471 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,634 |
| Water Well, 100 Feet | 1 | 5,847 | 4,444 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 423 | 7,682 | 5,838 |
|-----|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 25,771 | 19,586 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,006 |
| Door Opener         | 1   | 537    | 408    |

Class: C Exterior: Pole (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 562  | 7,587  | 5,766  |
| Door Opener         | 1    | 537    | 408    |
| Base Cost           | 1440 | 45,864 | 34,857 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,103 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-031-010-20

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|                       |     |         |         |
|-----------------------|-----|---------|---------|
| Interior 1 Story      | 1   | 5,338   | 4,057   |
| Deck                  |     |         |         |
| Treated Wood          | 20  | 913     | 694     |
| w/Roof (Roof portion) | 475 | 7,272   | 5,527   |
| Totals:               |     | 396,297 | 293,890 |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 646,558

|                                                                             |         |           |                |             |   |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---|---------|
| 2026 Est. T.C.V. 006-031-010-20                                             |         |           |                |             | = | 738,549 |
| Est. TCV/Total Floor Area = 509.34, Most recent sale 11/11/2010 for 275,000 |         |           |                |             |   |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |   |         |
| 317,600                                                                     | 317,600 | 317,600   | 227,939        | 2.70        |   |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |   |         |
| 0                                                                           | 51,700  | 0         | 0              | 6,154       |   | 0       |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- |   | PRE/MBT |
| 369,300                                                                     | 369,300 | 369,300   | 234,093        | 234,093     |   | 234,093 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-010-30   | 2026 Est. T.C.V.    | TARR DAVID R & NANCY A |
| Property Class: 401 |                     | 3300 W TRUMBULL RD     |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L421 P688/90 L550 P260/00 L558 P897/00 PARCEL B - PRT OF NE 1/4 COM N 1/4 COR TH N 89 DEG 57' 50" E 544.50 FT TH S 00 DEG 02' 10" E 459.66 FT TO C/L TRUMBULL RD TH ALG SDC/L S 40 DEG 53' 00" E 148.62 FT FOR POBTH N 48 DEG 53' 04" E 268.97 FT TH S 62 DEG 12' 50" E 186.72 FT TH S 45 DEG 22' 32" W 314.48 FT TO C/L TRUMBULL RD TH N 47 DEG 41' 20" W 194.73 FT ALG SD C/L TOPOB EXC PRT NE 1/4 SEC 31 COM N 1/4 COR SD SEC TH N 89 DEG 57' 50" E 545.15 FT TH S 00 DEG 02' 10" E 208.77 FT TH S 62 DEG 14' 33" E 362.01 FT TH S 48 DEG 53' 04" W 224.13 FT TO POB TH S 58 DEG 10' 04" E 65.87 FT TH S 31 DEG 38' 09" W 26.55 FT TH N 58 DEG 08' 59" W 74.09 FT TH N 48 DEG 53' 04" E 27.74 FT TO POB TOGETHER WITH EASEMENT SEC 31 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj.                   | Reason | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------------------------|--------|--------|
| A 100' @ 600/FF                         | 194.58   | 185.59 | 0.7922 | 0.8253 | 600  | 100                     |        | 76,328 |
| 195 Actual Front Feet, 0.83 Total Acres |          |        |        |        |      | Total Est. Land Value = |        | 76,328 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 6.71 | 240  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 2475 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1485 SF Floor Area = 1856 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,485  |          |            |
|            |          |            | Total: | 278,506  | 217,239    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1485 | 28,720 | 14,360 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,169  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,132 |
| 3 Fixture Bath     | 1 | 4,567 | 3,562 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,730 |
| Water Well, 100 Feet | 1 | 5,847 | 4,561 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 244 | 9,699 | 7,565 |
| WPP            | 256 | 5,381 | 4,197 |
| WSEP (1 Story) | 164 | 9,440 | 7,363 |
| WPP            | 21  | 1,113 | 868   |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 347 | 5,840 | 4,555 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 2,833 | 2,210 |
| Door Opener            | 1 | 537   | 419   |



Parcel Number: 45-006-031-010-30

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,158 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,473 |
|----------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 367,434 | 278,561 |
|---------|--|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 612,834

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|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-010-30 | = | 691,662 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 372.66, Most recent sale 11/01/2000 for 54,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 293,500                 | 293,500 | 293,500   | 175,916        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 52,300  | 0         | 4,749          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 345,800                 | 345,800 | 345,800   | 180,665        | 180,665     | 180,665 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-031-011-00   | 2026 Est. T.C.V.    | RAYMOND RONALD & MARTHA |
| Property Class: 401 |                     | 3410 W TRUMBULL RD      |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L1110P723 PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, BEGINNING AT THE NORTH Y. OF SECTION CORNER; THENCE SOUTH 165 FEET; THENCE EAST 264 FEET; THENCE NORTH 165 FEET; THENCE WEST 264 FEET ON THE NORTH SECTION LINE TO THE POINT OF BEGINNING.

L549 P719 L549 P723/00 PRT NE 1/4 BEG N 1/4 SEC COR TH S 165 FT TH E 264 FT TH N 165 FT TH W 264 FT ON N SEC LN TO POB UNDIVIDED INTEREST SEC 31 T29N R13W 1 A M/L.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|--------|
| A 100' @ 600/FF                         | 200.00   | 165.00 | 0.7119 | 0.8014 | 600  | 100   |                        | 68,466 |
| A 100' @ 600/FF                         | 64.00    | 165.00 | 0.7119 | 0.8014 | 600  | 50    | SURPLUS: ZONING 100 FT | 10,955 |
| 264 Actual Front Feet, 1.00 Total Acres |          |        |        |        |      |       |                        | 79,421 |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 79,421 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1170 SF Floor Area = 1755 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|-----------|-----------|------------|--------|----------|------------|
| 1.5 Story | Pine Logs | Basement   | 1,170  |          |            |
|           |           |            | Total: | 232,446  | 174,334    |

Other Additions/Adjustments

|                    |     |         |         |
|--------------------|-----|---------|---------|
| Recreation Room    | 850 | 16,439  | 12,329  |
| Exterior           |     |         |         |
| Stone Veneer       | 270 | 10,074  | 7,555   |
| Plumbing           |     |         |         |
| Average Fixture(s) | 1   | 1,451   | 1,088   |
| 3 Fixture Bath     | 2   | 9,133   | 6,850   |
| Deck               |     |         |         |
| Treated Wood       | 473 | 7,156   | 5,367   |
| Treated Wood       | 780 | 10,132  | 7,599   |
| Built-Ins          |     |         |         |
| Appliance Allow.   | 1   | 2,767   | 2,075   |
| Fireplaces         |     |         |         |
| 2nd on Same Stack  | 1   | 4,365   | 3,274   |
| Exterior 1 Story   | 1   | 6,514   | 4,885   |
| Totals:            |     | 300,477 | 225,356 |

Notes:

ECF (4031 RURAL) 2.200 => TCV: 495,783

|                                                                       |                |         |              |
|-----------------------------------------------------------------------|----------------|---------|--------------|
| 2026 Est. T.C.V.                                                      | 006-031-011-00 | =       | 580,204      |
| Est. TCV/Total Floor Area = 330.60, Most recent sale 04/15/2002 for 0 |                |         |              |
| 2025 Assessed                                                         | MBOR           | S.E.V.  | Base for Cap |
| 246,200                                                               | 246,200        | 246,200 | 150,943      |
|                                                                       |                |         | 2.70         |

Parcel Number: 45-006-031-011-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 43,900         | 0       | 0         | 4,075          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 290,100  | 290,100        | 290,100 | 155,018   | 155,018        | 155,018 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-013-01   | 2026 Est. T.C.V.    | AWREY FAMILY TRUST   |
| Property Class: 401 |                     | 3437 W TRUMBULL RD   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PARCEL OF SURVEY RECORDED DESCRIBED AS 006-031-013-00 AFTER TRANSFER:  
 THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE ALONG THE NORTH-SOUTH 1/4 LINE, SOUTH 02°13'11" WEST, 176.14 FEET TO THE CENTERLINE OF TRUMBULL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH-SOUTH 1/4 LINE, SOUTH 02°13'11" WEST, 1828.98 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET; THENCE NORTH 21°29'23" EAST, 405.31 FEET; THENCE NORTH 87°13'15" WEST, 117.14 FEET; THENCE NORTH 02°13'04" EAST, 576.48 FEET; THENCE NORTH 87°58'02" WEST, 201.52 FEET; THENCE NORTH 02°27'12" EAST, 872.90 FEET TO THE CENTERLINE OF TRUMBULL ROAD, THENCE ALONG SAID CENTERLINE 49.32 FEET ON THE ARC OF A 482.34 FOOT RADIUS CURVE TO THE LEFT, LONG CHORD = NORTH 89°19'40" WEST, 49.30 FEET, DELTA = 5°51'32" TO THE POINT OF BEGINNING. CONTAINING 6.83 ACRES OF LAND. SUBJECT TO THE RIGHT-OF-WAY OF TRUMBULL ROAD.  
 SPLIT (LOT LINE TRANSFER) ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
 Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
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Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|---------|--------|--------|-------------------------|-------|--------|---------|
| A 100' @ 600/FF                         | 201.52   | 1476.35 | 0.7825 | 1.3861 | 600                     | 100   |        | 131,142 |
| 202 Actual Front Feet, 6.83 Total Acres |          |         |        |        | Total Est. Land Value = |       |        | 131,142 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2571 SF Floor Area = 2571 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,571  |          |            |
|         |          |            | Total: | 485,338  | 480,484    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 2256 | 61,679 | 61,062 |
| Basement, Outside Entrance, Above Grade | 1    | 2,575  | 2,549  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -3,033 |
| Base Cost           | 1422 | 65,284 | 64,631 |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 6,848 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 641,302 | 634,888 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 1,396,754  
 80% Completed => Est. True Cash Value 2026 = 1,117,403

Parcel Number: 45-006-031-013-01

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2026 Est. T.C.V. 006-031-013-01 = 1,248,545  
 Est. TCV/Total Floor Area = 485.63, Most recent sale 11/07/2023 for 100,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 298,000       | 298,000        | 298,000 | 273,785      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 282,400       | 43,900         | 0       | 282,400      | 7,392          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 624,300       | 624,300        | 624,300 | 563,577      | 563,577        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-014-00   | 2026 Est. T.C.V.    | QUINN MAUREEN F      |
| Property Class: 401 |                     | 3395 W TRUMBULL RD   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L296 P847 L454 P290/97 PRT OF NE 1/4 SEC 31 COM N 1/4 COR TH S 165 FT TH E 48.61 FT FOR POB TH CONT E ALG C/L TRUMBULL RD 200.43 FT TH S 0 DEG 06'30" E 258.22 FT TH S 89 DEG 29' W 198.9 FT TH N TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value  |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|--------|
| A 100' @ 600/FF        | 200.43   | 272.50      | 0.7840 | 0.9085 | 600                     | 100   |        | 85,655 |
| 200 Actual Front Feet, | 1.25     | Total Acres |        |        | Total Est. Land Value = |       |        | 85,655 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 624 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Basement   | 624  |          |            |
| 1 Story | Siding   | Overhang   | 576  |          |            |
|         |          | Total:     |      | 158,766  | 103,198    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 3,615 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 80  | 2,225 | 1,446 |
| Treated Wood | 608 | 8,433 | 5,481 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 14,238 |
| Common Wall: 2 Wall | 1   | -4,363 | -2,836 |
| Door Opener         | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
| Wood Stove       | 1 | 2,552 | 1,659 |

|         |         |         |
|---------|---------|---------|
| Totals: | 222,218 | 144,442 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 317,771

2026 Est. T.C.V. 006-031-014-00 = 408,426  
 Est. TCV/Total Floor Area = 340.36, Most recent sale 09/26/1997 for 113,500

Parcel Number: 45-006-031-014-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 181,800  | 181,800        | 181,800 | 106,798      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 22,400         | 0       | 0            | 2,883          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 204,200  | 204,200        | 204,200 | 109,681      | 109,681        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-014-11   | 2026 Est. T.C.V.    | PATEL SMIR S & DEEKO S TRUST |
| Property Class: 401 |                     | 3411 W TRUMBULL RD           |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

12/31/2016 SPLIT FROM 031-014-10 PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN AN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 31; THENCE S00°00'29"E, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31, 177.10 FEET (ALSO RECORDED AS S00°06'30"E, 177.49 FEET) TO THE OLD CENTERLINE OF TRUMBULL ROAD; THENCE S86°50'32"E, ALONG SAID OLD CENTERLINE, 49.29 FEET (ALSO RECORDED AS S86°56'33"E, 50.01 FEET AND 50.27 FEET); THENCE S00°13'20"W, 513.19 FEET (ALSO RECORDED AS SOUTH, 512.53 FEET) FOR THE POINT OF BEGINNING; THENCE S89°45'31"E (ALSO RECORDED AS EAST), 65.22 FEET; THENCE N57°47'33"E, 53.06 FEET; THENCE 871 °50'30"E, 11.15 FEET; THENCE S09°42'25"E, 25.42 FEET; THENCE S89°45'31"E (ALSO RECORDED AS EAST), 75.00 FEET; THENCE SOUTH 166.30 FEET; THENCE S73°58'26"W, 208.99 FEET; THENCE N00°13'20"E (ALSO RECORDED AS NORTH), 224.84 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.922 ACRES OF LAND. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AS MORE FULLY DISCLOSED IN A WARRANTY DEED RECORDED IN LIBER 826, PAGES 169 THROUGH 171, LEELANAU COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. SPLIT ON 12/31/2016 FROM 006-031-014-10;

Split/Comb. on 01/05/2017 completed 01/05/2017 TIM ;  
 Parent Parcel(s): 006-031-014-10;  
 Child Parcel(s): 006-031-014-11, 006-031-014-30;  
 -----

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF                         | 200.00   | 200.81 | 0.7846 | 0.8417 | 600        | 100   |              | 79,251 |
| 200 Actual Front Feet, 0.92 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 79,251 |

Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| D/W/P: Asphalt Paving             | 3.68  | 3270 | 50                | 6,017      |
| Wood Frame                        | 42.11 | 80   | 50                | 1,684      |
| Total Estimated Land Improvements |       |      | True Cash Value = | 7,701      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 592 SF Floor Area = 1184 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 592    |          |            |
|         |          |            | Total: | 211,942  | 169,553    |

Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 592 | 31,725 | 25,380 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,110  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WSEP (1 Story) | 96 | 7,989 | 6,391 |
|----------------|----|-------|-------|



Parcel Number: 45-006-031-014-11

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|                                                             |     |         |         |
|-------------------------------------------------------------|-----|---------|---------|
| WPP                                                         | 180 | 5,841   | 4,673   |
| Garages                                                     |     |         |         |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |         |         |
| Door Opener                                                 | 1   | 672     | 538     |
| Base Cost                                                   | 198 | 14,212  | 11,370  |
| Built-Ins                                                   |     |         |         |
| Appliance Allow.                                            | 1   | 3,976   | 3,181   |
| Fireplaces                                                  |     |         |         |
| Direct-Vented Gas                                           | 1   | 4,399   | 3,519   |
| Totals:                                                     |     | 310,051 | 248,041 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 545,690

|                                                                             |         |           |                |             |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-031-014-11                                             |         |           |                | =           | 632,642 |
| Est. TCV/Total Floor Area = 534.33, Most recent sale 08/14/2017 for 427,000 |         |           |                |             |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 272,800                                                                     | 272,800 | 272,800   | 210,296        | 2.70        |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                                                                           | 43,500  | 0         | 5,677          | 0           |         |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 316,300                                                                     | 316,300 | 316,300   | 215,973        | 215,973     | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-031-014-20   | 2026 Est. T.C.V.    | SHOFFNER JAY P JR & MARY LOUISE |
| Property Class: 401 |                     | 3393 W TRUMBULL RD              |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L193 P11 L263 P650 L282 P395 L428 P834-836\96 L811 P79/04 L961 P455/07 2008  
 DESC REVISED (REF: PRT ADDED TO 006-031-014-10) PRT W 1/2 OF NE 1/4 SEC 31 COM  
 AT N 1/4 COR SD SEC TH S 00 DEG 06'30" E ALG N-S 1/4 LN 177.49 FT TO C/L  
 TRUMBULL RD TH ALG SD C/L S 86 DEG 56'33" E 50.01 FT TH S 287.53 FT FOR POB TH E  
 200 FT TH S 225 FT TH N 89 DEG 45'31 W 75 FT TH N 09 DEG 42'25 W 25.42 FT TH N  
 71 DEG 71 DEG 50' 30" W 11.15 FT TH S 57 DEG 47' 33 W 53.06 FT TH N 89 DEG 45'  
 31 W 65.22 FT TH N 225 FT TO POB TOGETHER WITH EASEMENT SEC 31 T29N R13W  
 1.008 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| A 100' @ 600/FF        | 200.00   | 219.54      | 0.7846 | 0.8607 | 600        | 100          |        | 81,037 |
| 200 Actual Front Feet, | 1.01     | Total Acres |        |        | Total Est. | Land Value = |        | 81,037 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 20.81 | 90   | 50     | 936        |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good            | Cash Value |
|-----------------------------------|----------|------|-------------------|------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100               | 5,000      |
| Total Estimated Land Improvements |          |      | True Cash Value = | 5,936      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 1641 SF Floor Area = 2641 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Mich Bsmnt. | 720  |          |            |
| 1 Story   | Siding   | Basement    | 921  |          |            |
| 1 Story   | Siding   | Overhang    | 640  |          |            |
|           |          | Total:      |      | 416,534  | 320,990    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 921  | 25,180 | 12,590 |
| Exterior                                |      |        |        |
| Stone Veneer                            | 64   | 2,934  | 2,200  |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 2,916  |
| Plumbing                                |      |        |        |
| Average Fixture(s)                      | 1    | 2,136  | 1,602  |
| 3 Fixture Bath                          | 2    | 13,432 | 10,074 |
| 2 Fixture Bath                          | 1    | 4,500  | 3,375  |
| Water/Sewer                             |      |        |        |
| 1000 Gal Septic                         | 1    | 5,541  | 4,156  |
| Water Well, 100 Feet                    | 1    | 6,514  | 4,885  |
| Porches                                 |      |        |        |
| WPP                                     | 418  | 9,764  | 7,323  |
| WPP                                     | 245  | 6,747  | 5,060  |
| WCP (1 Story)                           | 57   | 4,637  | 3,478  |
| WPP                                     | 1051 | 21,535 | 16,151 |
| WCP (1 Story)                           | 23   | 2,031  | 1,523  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |            |
|---------------------|-----|--------|--------|------------|
| Base Cost           | 575 | 37,283 | 37,283 | *100% Good |
| Common Wall: 1 Wall | 1   | -3,064 | -3,064 |            |

Parcel Number: 45-006-031-014-20

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|                  |   |         |         |
|------------------|---|---------|---------|
| Door Opener      | 2 | 1,343   | 1,343   |
| Built-Ins        |   |         |         |
| Appliance Allow. | 1 | 3,976   | 2,982   |
| Fireplaces       |   |         |         |
| Interior 1 Story | 1 | 6,917   | 5,188   |
| Wood Stove       | 1 | 3,694   | 2,770   |
| Totals:          |   | 575,522 | 434,234 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 955,314

2026 Est. T.C.V. 006-031-014-20 = 1,042,287

Est. TCV/Total Floor Area = 394.66, Most recent sale 11/29/2007 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 446,300       | 446,300        | 446,300 | 307,723      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 74,800         | 0       | 0            | 8,308          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 521,100       | 521,100        | 521,100 | 316,031      | 316,031        | 316,031 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-014-30   | 2026 Est. T.C.V.    | HILLS GRAHAM         |
| Property Class: 402 |                     | W TRUMBULL RD        |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH % CORNER OF SAID SECTION 31; THENCE S00°00'29"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31, 177.10 FEET (ALSO RECORDED AS S00°06'30"E, 177.49 FEET) TO THE OLD CENTERLINE OF TRUMBULL ROAD; THENCE S86°50'32"E, ALONG SAID OLD CENTERLINE, 49.29 FEET (ALSO RECORDED AS S86°56'33"E 50.01 FEET AND 50.27 FEET); THENCE S00°13'20"W (ALSO RECORDED AS SOUTH), 738.03 FEET FOR THE POINT OF BEGINNING; THENCE N73°58'26"E, 208.99 FEET; THENCE SOUTH, 187.00 FEET; THENCE S89°48'08"W, 201.37 FEET (ALSO RECORDED AS S89°33'30"W, 200.00 FEET); THENCE N00°13'20"E (ALSO RECORDED AS NORTH), 130.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.732 ACRES OF LAND. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AS MORE FULLY DISCLOSED IN A WARRANTY DEED RECORDED IN LIBER 826, PAGES 169 THROUGH 171, LEELANAU COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. SPLIT ON 12/31/2016 FROM 006-031-014-10;

Split/Comb. on 01/05/2017 completed 01/05/2017 TIM ;  
 Parent Parcel(s): 006-031-014-10;  
 Child Parcel(s): 006-031-014-11, 006-031-014-30;  
 -----

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 149.00   | 201.30 | 0.8697 | 0.8423 | 600  | 100   |                         | 65,489 |
| 130 Actual Front Feet, 0.73 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 65,489 |

2026 Est. T.C.V. 006-031-014-30 = 65,489

Est. TCV/Total Floor Area = 24.80, Most recent sale 03/15/2022 for 60,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 34,100                  | 34,100 | 34,100    | 34,100         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -1,400 | 0         | -1,400         | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 32,700                  | 32,700 | 32,700    | 35,020         | 32,700      | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-031-015-01   | 2026 Est. T.C.V.    | WEICK MARK C & MARGARET L M TRUST |
| Property Class: 402 |                     | W BIG SKY TRL                     |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

PARCEL A ON RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET; THENCE NORTH 21°29'23" EAST, 269.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21 °29'23" EAST, 136.06 FEET; THENCE SOUTH 87°13'15" EAST, 504.93 FEET; THENCE SOUTH 21°29'23" WEST, 135.83 FEET; THENCE NORTH 87°14'42" WEST, 505.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.49 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT 1...

SPLIT ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
 Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
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Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/                          | 136.06   | 477.03 | 0.9697 | 1.0116 | 3700       | 100   |              | 493,827 |
| 136 Actual Front Feet, 1.49 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 493,827 |

2026 Est. T.C.V. 006-031-015-01 = 493,827

Est. TCV/Total Floor Area = 186.98, Most recent sale 07/16/2024 for 418,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 200,200                 | 200,200 | 200,200   | 200,200        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 46,700  | 0         | 0              | 5,405       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 246,900                 | 246,900 | 246,900   | 205,605        | 205,605     | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-031-015-02   | 2026 Est. T.C.V.    | DUPONT KYLE & VIRGINIA SHERIDAN |
| Property Class: 401 |                     | 3186 W BIG SKY TRL              |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

PARCEL B ON RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET; THENCE NORTH 21°29'23" EAST, 133.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°29'23" EAST, 135.68 FEET; THENCE SOUTH 87°14'42" EAST, 505.00 FEET; THENCE SOUTH 21°29'23" WEST, 135.68 FEET; THENCE NORTH 89°14'42" WEST, 505.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.48 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT 1...

SPLIT ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
 Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
 -----

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/         | 136.68   | 318.71      | 0.9692 | 0.9716 | 3700       | 100   |              | 476,252 |
| 137 Actual Front Feet, | 1.00     | Total Acres |        |        | Total Est. |       | Land Value = | 476,252 |

Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 5000 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1981

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1160 SF Floor Area = 3860 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 2.5 Story | Siding   | Slab       | 1,160 |          |            |
| 1 Story   | Siding   | Overhang   | 960   |          |            |
|           |          | Total:     |       | 451,791  | 361,437    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,161  |
| 3 Fixture Bath     | 3 | 13,700 | 10,960 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 534 | 18,733 | 14,986 |
| WPP           | 178 | 4,626  | 3,701  |
| WPP           | 390 | 7,090  | 5,672  |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 533 | 7,739 | 6,191 |
| Treated Wood | 732 | 9,509 | 7,607 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 45-006-031-015-02

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|                       |     |         |         |
|-----------------------|-----|---------|---------|
| Base Cost             | 960 | 42,826  | 34,261  |
| Common Wall: 1/2 Wall | 1   | -1,320  | -1,056  |
| Door Opener           | 3   | 1,612   | 1,290   |
| Built-Ins             |     |         |         |
| Appliance Allow.      | 1   | 2,767   | 2,214   |
| Fireplaces            |     |         |         |
| Interior 2 Story      | 1   | 6,649   | 5,319   |
| Totals:               |     | 577,802 | 462,247 |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 1,016,943

2026 Est. T.C.V. 006-031-015-02 = 1,498,195

Est. TCV/Total Floor Area = 388.13, Most recent sale 12/18/2023 for 1,149,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 620,300                 | 620,300 | 620,300   | 583,855        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 128,800 | 0         | 15,764         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 749,100                 | 749,100 | 749,100   | 599,619        | 599,619     | 599,619 |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-031-015-03   | 2026 Est. T.C.V.    | SALAMINO LAUREN M & MICHAEL J |
| Property Class: 401 |                     | 3194 W BIG SKY TRL            |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

PARCEL C OF RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°14'42" EAST, 505.00 FEET; THENCE NORTH 21°29'23" EAST, 133.57 FEET; THENCE NORTH 87°14'42" WEST, 505.00 FEET; THENCE SOUTH 21 °29'23" WEST, 133.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.46 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT 1 ...  
SPLIT ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
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Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/                          | 133.57   | 476.14 | 0.9715 | 1.0114 | 3700       | 100   |              | 485,595 |
| 134 Actual Front Feet, 1.46 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 485,595 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2026

(11) Heating System: No Heating/Cooling  
Ground Area = 2231 SF Floor Area = 3428 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,231  |          |            |
| 1 Story   | Siding   | Overhang   | 81     |          |            |
|           |          |            | Total: | 399,680  | 395,684    |

#### Other Additions/Adjustments

#### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 1 | -4,567 | -4,521 |
|----------------|---|--------|--------|

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 104 | 3,125  | 3,094  |
| WCP (1 Story) | 72  | 4,294  | 4,251  |
| WCP (1 Story) | 168 | 7,683  | 7,606  |
| WPP           | 312 | 5,685  | 5,628  |
| WCP (1 Story) | 443 | 15,571 | 15,415 |

#### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 800 | 30,576 | 30,270 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 412 | 19,459 | 19,264 |
| Class: C Exterior: Block Foundation: 42 Inch (Unfinished)  |     |        |        |
| Base Cost                                                  | 412 | 20,472 | 20,267 |

#### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 194 | 3,286 | 3,253 |
|-----------------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 505,264 | 500,211 |
|---------|---------|---------|

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 1,100,465  
40% Completed => Est. True Cash Value 2026 = 440,186

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-015-03 | = | 925,781 |
|---------------------------------|---|---------|



Parcel Number: 45-006-031-015-03

Page: 2

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 Est. TCV/Total Floor Area = 270.06, Most recent sale 04/24/2024 for 559,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 196,900       | 196,900        | 196,900 | 196,900      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 220,100       | 45,900         | 0       | 220,100      | 5,316          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 462,900       | 462,900        | 462,900 | 422,316      | 422,316        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-031-015-04   | 2026 Est. T.C.V.    | GAFFKE BRADLEY A & LEAH A |
| Property Class: 402 |                     | W BIG SKY TRL             |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

SPLIT 08/28/2023 FROM 006-031-015-00, 006-031-013-00;  
 PARCEL "D" THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13  
 WEST. GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT  
 THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02° 13'11" WEST, ALONG THE  
 NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87° 14'42" EAST  
 735.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87° 14'42" EAST,  
 474.90 FEET; THENCE NORTH 02° 13'11" EAST, 383.50 FEET; THENCE NORTH 87° 13'15"  
 WEST, 341.20 FEET; THENCE SOUTH 21 ° 29'23" WEST, 405.09 FEET TO THE POINT OF  
 BEGINNING. CONTAINING 3.59 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT  
 1.

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
 Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03,  
 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
 -----

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 383.50   | 407.77 | 0.6247 | 1.0048 | 600  | 100   |                         | 144,440 |
| 384 Actual Front Feet, 3.59 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 144,440 |

2026 Est. T.C.V. 006-031-015-04 = 144,440

Est. TCV/Total Floor Area = 42.14, Most recent sale 04/03/2024 for 178,000

| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 82,600                  | 82,600  | 82,600 | 82,600       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -10,400 | 0      | 0            | -10,400        | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,200                  | 72,200  | 72,200 | 84,830       | 72,200         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-015-05   | 2026 Est. T.C.V.    | HARE FAMILY TRUST    |
| Property Class: 402 |                     | W BIG SKY TRL        |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PARCEL E OF RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 1210.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°14'42" EAST, 497.28 FEET; THENCE NORTH 24°26'39" WEST 431.02 FEET; THENCE NORTH 87°13'15" WEST, 303.85 FEET; THENCE SOUTH 02°13'11" WEST, 383.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.53 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT 1...  
SPLIT ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
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Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF                         | 383.50   | 400.96 | 0.6247 | 1.0006 | 600        | 100   |              | 143,833 |
| 384 Actual Front Feet, 3.53 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 143,833 |

2026 Est. T.C.V. 006-031-015-05 = 143,833

Est. TCV/Total Floor Area = 41.96, Most recent sale 08/07/2024 for 199,000

|                         |         |        |              |                |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
| 82,300                  | 82,300  | 82,300 | 82,300       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -10,400 | 0      | 0            | -10,400        | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 71,900                  | 71,900  | 71,900 | 84,522       | 71,900         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-015-06   | 2026 Est. T.C.V.    | CHATEAU HAFELI LLC   |
| Property Class: 401 |                     | 3130 W BIG SKY TRL   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PARCEL F ON RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 1707.83 FEET; THENCE NORTH 24°26'39" WEST, 90.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 24°26'39" WEST, 340.78 FEET; THENCE SOUTH 87°13'15" EAST, 532.08 FEET TO THE CENTERLINE OF TRUMBULL ROAD; THENCE ALONG SAID CENTERLINE, 176.99 FEET ON THE ARC OF A 20,000 FOOT RADIUS CURVE TO THE RIGHT, LONG CHORD = SOUTH 51°07'29" EAST, 176.99 FEET DELTA = 0°30'25" TO THE CENTERLINE OF A 30 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE OF EASEMENT THE FOLLOWING SIX COURSES: SOUTH 43°15'34" WEST, 87.18 FEET, 65.64 FEET ON THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, LONG CHORD = SOUTH 52°39'45" WEST, 65.35 FEET, DELTA = 18°48'21" SOUTH 62°03'55" WEST, 223.77 FEET, 93.43 FEET ON THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD = SOUTH 75°26'54" WEST, 92.58 FEET, DELTA = 26°45'57" SOUTH 88°49'53" WEST 36.15 FEET AND 98.99 FEET ON THE ARC OF A 85.00 FOOT RADIUS CURVE TO THE RIGHT, LONG CHORD = NORTH 57°48'23" WEST, 93.49 FEET, DELTA = 66°43'29" TO THE POINT OF BEGINNING. CONTAINING 3.71 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT 1... ALSO SUBJECT TO THE RIGHT-OF-WAY OF TRUMBULL ROAD.

SPLIT ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
 Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
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#### Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 223.77   | 722.20      | 0.7543 | 1.1592 | 600        | 100   |              | 117,401 |
| 224 Actual Front Feet, | 3.71     | Total Acres |        |        | Total Est. |       | Land Value = | 117,401 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1582 SF Floor Area = 1582 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,582  |          |            |
|         |          |            | Total: | 247,613  | 245,135    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1456 | 28,159 | 27,877 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 100 Feet | 1 | 5,847 | 5,789 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 728 | 11,539 | 11,424 |
|-----|-----|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 306,725 | 303,655 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 668,041  
 40% Completed => Est. True Cash Value 2026 = 267,216

2026 Est. T.C.V. 006-031-015-06 = 384,617

Est. TCV/Total Floor Area = 243.12, Most recent sale 02/08/2024 for 149,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 63,600        | 63,600         | 63,600  | 63,600       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 133,600       | -4,900         | 0       | 133,600      | -4,900         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 192,300       | 192,300        | 192,300 | 198,917      | 192,300        | 0       |  |

45-006-031-015-07  
Property Class: 401  
Map #: 4

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

STOUTLAND PAGE 0  
3119 W BIG SKY TRL  
MAPLE CITY, MI 49664

PARCEL G OF THE RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 1707.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°14'42" EAST, 612.35 FEET; THENCE NORTH 47°59'02" EAST, 144.36 FEET TO THE CENTERLINE OF TRUMBULL ROAD; THENCE ALONG SAID CENTERLINE, 295.72 FEET ON THE ARC OF A 20,000 FOOT RADIUS CURVE TO THE LEFT, LONG CHORD = NORTH 50°26'52" WEST, 295.72 FEET, DELTA = 0°50'50" TO THE CENTERLINE OF A 30 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE OF EASEMENT THE FOLLOWING SIX COURSES: SOUTH 43°15'34" WEST, 87.18 FEET, 65.64 FEET ON THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, LONG CHORD = SOUTH 52°39'45" WEST, 65.35 FEET, DELTA = 18°48'21", SOUTH 62°03'55" WEST, 223.77 FEET, 93.43 FEET ON THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD = SOUTH 75°26'54" WEST, 92.58 FEET, DELTA = 26°45'57", SOUTH 88°49'53" WEST 36.15 FEET AND 98.99 FEET ON THE ARC OF A 85.00 FOOT RADIUS CURVE TO THE RIGHT, LONG CHORD = NORTH 57°48'23" WEST, 93.49 FEET, DELTA = 66°43'29"; THENCE SOUTH 24°26'39" EAST, 90.24 FEET TO THE POINT OF BEGINNING. CONTAINING 2.11 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH EASEMENT 1... ALSO SUBJECT TO THE RIGHT-OF-WAY OF TRUMBULL ROAD.  
SPLIT ON 08/28/2023 FROM 006-031-015-00, 006-031-013-00;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
Parent Parcel(s): 006-031-015-00, 006-031-013-00;  
Child Parcel(s): 006-031-013-01, 006-031-015-01, 006-031-015-02, 006-031-015-03, 006-031-015-04, 006-031-015-05, 006-031-015-06, 006-031-015-07;  
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Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 295.72   | 310.81 | 0.6842 | 0.9389 | 600  | 100   |                         | 113,981 |
| 296 Actual Front Feet, 2.11 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 113,981 |

Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value |
|-----------------------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc.             | 8.33 | 340  | 50     | 1,416      |
| Total Estimated Land Improvements |      |      |        | 1,416      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 1466 SF Floor Area = 1466 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,466  |          |            |
|         |          |            | Total: | 243,985  | 241,558    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1466 | 28,352 | 28,068 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,753  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 2 | 9,133 | 9,042 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Parcel Number: 45-006-031-015-07

Page: 2

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 322 | 5,867 | 5,808 |
| WCP (1 Story) | 172 | 7,812 | 7,734 |
| WCP (1 Story) | 60  | 3,801 | 3,763 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,901 |
| Door Opener            | 1 | 537   | 532   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 328,537 | 325,264 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 715,581  
80% Completed => Est. True Cash Value 2026 = 572,465

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-015-07 | = | 687,862 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 469.21, Most recent sale 05/03/2024 for 149,900

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 97,700                  | 97,700  | 97,700    | 97,700         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 246,200                 | 0       | 246,200   | 0              | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 343,900                 | 343,900 | 343,900   | 346,537        | 343,900     | 343,900 |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-031-016-00   | 2026 Est. T.C.V.    | MIKOLAITIS NANCY & HINDS WILLIAM |
| Property Class: 401 |                     | 3313 W TRUMBULL RD               |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L252 P245 L321 P255-258 L371 P294-295/93L406 P1/95 2002 COMBINED 017-00 INTO  
 016-00 PRT NW 1/4 OF NE 1/4 SEC 31 COM AT N 1/4 COR SEC 31 TH S 00 DEG 48'25" E  
 640.25 FT AL N-S 1/4 LN TH N 89 DEG 11'35" E 247.50 FT FOR POB TH S 54 DEG 17'  
 53" E 830.59 FT TH S 40 DEG 36'20" W 32.50 FT TH N 54 DEG 17'53" W 134.47 FT TH  
 S 89 DEG 02'05" W 537.99 FT TH N 00 DEG 48'25" 440.0 FT TO POB TOGETHER WITH  
 EASEMENT SEC 31 T29N R13W 3.1 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                   | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------------------|---------|
| E 100' @ 3700/         | 100.00   | 306.90      | 0.8623 | 0.9680 | 3700       | 100   |                          | 308,828 |
| A 100' @ 600/FF        | 340.00   | 306.90      | 0.5954 | 0.9359 | 600        | 50    | SURPLUS: ZONING 100' MIN | 56,836  |
| 440 Actual Front Feet, | 3.10     | Total Acres |        |        | Total Est. |       | Land Value =             | 365,665 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 240  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 980 SF Floor Area = 1430 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 900  |          |            |
| 1 Story   | Siding   | Crawl Space | 80   |          |            |
|           |          | Total:      |      | 216,690  | 140,851    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 870 | 16,826 | 10,937 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 1,808  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 520 | 9,417 | 6,121 |
|-----|-----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 220 | 4,338 | 2,820 |
| Treated Wood | 82  | 2,258 | 1,468 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |           |
|-----------|-----|--------|--------|-----------|
| Base Cost | 784 | 27,260 | 24,261 | *89% Good |
|-----------|-----|--------|--------|-----------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
| Wood Stove       | 1 | 2,552 | 1,659 |



Totals: 306,874 206,015

Notes:

ECF (4031 RURAL) 2.200 => TCV: 453,233

2026 Est. T.C.V. 006-031-016-00 = 821,398

Est. TCV/Total Floor Area = 574.40, Most recent sale 06/23/1995 for 170,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 347,400       | 347,400        | 347,400 | 160,553      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 63,300         | 0       | 0            | 4,334          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 410,700       | 410,700        | 410,700 | 164,887      | 164,887        | 164,887 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-031-018-00   | 2026 Est. T.C.V.    | MACHUTA JOSEPH & TOOSLEY ADAM |
| Property Class: 401 |                     | 3235 W TRUMBULL RD            |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L93 P77 L346 P530-531/92 PRT OF NE 1/4 BEG AT PT 1488.5 FT S OF & 247.5 FT E OF  
 N 1/4 COR TH E 825 FT TH N 580.00 FT TO C/L HWY TH N 52 DEG 40' W 41.3FT TH S  
 113.8 FT TH S 41 DEG 30' W 204.3 FT TH N 53 DEG 20' W 134.47 FT TH W 550 FT TO  
 PT 247.5 FT E OF N-S 1/4 LN TH S 414.97 FT TO POB SEC 31 T29N R13W 7.86 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \* VIEW FRONTAGE

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                          | 100.00   | 822.98 | 0.8674 | 1.0683 | 3700 | 100   |                          | 342,847 |
| A 100' @ 600/FF                         | 314.97   | 822.98 | 0.6077 | 1.1977 | 600  | 50    | SURPLUS: ZONING 100' MIN | 68,773  |
| 415 Actual Front Feet, 7.84 Total Acres |          |        |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                          | 411,619 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Metal Prefab                                        | 24.17    | 166  | 50     | 2,006      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,506      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2020

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1546 SF Floor Area = 2240 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 694  |          |            |
| 1 Story | Siding   | Basement    | 852  |          |            |
| Total:  |          |             |      | 382,769  | 359,803    |

#### Other Additions/Adjustments

|                                         |     |         |              |
|-----------------------------------------|-----|---------|--------------|
| Basement, Outside Entrance, Above Grade | 1   | 2,575   | 2,420        |
| Plumbing                                |     |         |              |
| Average Fixture(s)                      | 1   | 2,136   | 2,008        |
| 3 Fixture Bath                          | 1   | 6,716   | 6,313        |
| Water/Sewer                             |     |         |              |
| 2000 Gal Septic                         | 1   | 10,880  | 10,227       |
| Water Well, 100 Feet                    | 1   | 6,514   | 6,123        |
| Porches                                 |     |         |              |
| WPP                                     | 280 | 6,980   | 6,561        |
| WCP (1 Story)                           | 48  | 4,085   | 3,840        |
| Garages                                 |     |         |              |
| Class: C Exterior: Pole (Unfinished)    |     |         |              |
| Base Cost                               | 924 | 23,192  | 21,800       |
| Storage Over Garage                     | 532 | 7,182   | 6,751        |
| Door Opener                             | 3   | 1,612   | 1,515        |
| Built-Ins                               |     |         |              |
| Appliance Allow.                        | 1   | 3,976   | 3,737        |
| Fireplaces                              |     |         |              |
| Prefab 2 Story                          | 1   | 4,533   | 4,261        |
| Local Cost Items                        |     |         |              |
| GENERATOR                               | 1   | 1       | 1 *100% Good |
| Totals:                                 |     | 463,151 | 435,360      |

Notes:

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 ECF (4031 RURAL) 2.200 => TCV: 957,792
 

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|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-031-018-00                                             | =       | 1,373,917   |
| Est. TCV/Total Floor Area = 613.36, Most recent sale 01/02/2018 for 185,000 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 548,900                                                                     | 548,900 | 548,900     |
|                                                                             |         | 286,491     |
|                                                                             |         | 2.70        |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 39,100                                                                      | 99,000  | 39,100      |
|                                                                             | 0       | 7,735       |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 687,000                                                                     | 687,000 | 687,000     |
|                                                                             |         | 333,326     |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 333,326     |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 333,326     |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-019-00   | 2026 Est. T.C.V.    | DURKEE DARRELL G     |
| Property Class: 401 |                     | 3213 W TRUMBULL RD   |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L307 P781-782 L411 P543-544/95 L730 P189/03 PRT OF THE NE 1/4 BEG AT PT 1600.5  
 FT S & 247.5 FT E OF N 1/4 POST TH E 825 FT TH N 112 FT TH W 825 FT TH S 112 FT  
 TO POB SEC 31 T29N R13W 2.25 A.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 3700/                          | 112.00   | 825.00 | 0.9887 | 1.0686 | 3700 | 100   |                         | 437,829 |
| 112 Actual Front Feet, 2.12 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 437,829 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1024 SF Floor Area = 1024 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Slab        | 704  |          |            |
| 1 Story | Siding   | Crawl Space | 320  |          |            |
|         |          | Total:      |      | 124,825  | 74,895     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 2 Fixture Bath     | 1 | 2,552 | 1,531 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 120 | 3,170 | 1,902 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 112 | 2,681 | 1,609 |
|--------------|-----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 280 | 12,113 | 7,268 |
| Door Opener | 1   | 477    | 286   |

Class: CD Exterior: Pole (Unfinished)

|                   |      |        |        |
|-------------------|------|--------|--------|
| Door Opener       | 1    | 477    | 429    |
| Base Cost         | 1200 | 25,932 | 23,339 |
| No Concrete Floor | 1200 | -7,332 | -6,599 |

\*90% Good

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

Totals: 182,734 115,363

Notes:

ECF (4031 RURAL) 2.200 => TCV: 253,799

Parcel Number: 45-006-031-019-00

Page: 2

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2026 Est. T.C.V. 006-031-019-00 = 693,128  
 Est. TCV/Total Floor Area = 676.88, Most recent sale 10/06/1995 for 89,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 284,800       | 284,800 | 284,800 | 90,366       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 61,800         | 0    | 0         | 2,439          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 346,600       | 346,600 | 346,600 | 92,805 | 92,805      | 92,805  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-019-50   | 2026 Est. T.C.V.    | BRAVATA LINDA & ZBOYAN ROY |
| Property Class: 401 |                     | 7398 S DUNNS FARM RD       |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L275 P720&721/87 L172 P29 L174 P631 PRT E 1/2 OF NW 1/4 COM AT INTER W 1/8 LN &  
C/L CO RD TH SELY ON C/L 417.1 FT FOR POB TH W 295.2 FT TH S 231 FT TH E 437 FT  
TH NWLY ON C/L HWY TO POB SEC 31 T29N R13W 2 A.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| A 100' @ 600/FF        | 231.00   | 366.00      | 0.7460 | 0.9780 | 600                     | 100   |        | 101,124 |
| 231 Actual Front Feet, | 1.94     | Total Acres |        |        | Total Est. Land Value = |       |        | 101,124 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 792 SF Floor Area = 792 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 792    |          |            |
|         |          |            | Total: | 110,863  | 66,518     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |       |       |           |
|----------------|-----|-------|-------|-----------|
| WSEP (1 Story) | 168 | 9,615 | 9,134 | *95% Good |
|----------------|-----|-------|-------|-----------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 656 | 26,725 | 16,035 |
| Door Opener | 1   | 537    | 322    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

Totals: 167,925 104,120

Notes:

ECF (4031 RURAL) 2.200 => TCV: 229,064

2026 Est. T.C.V. 006-031-019-50 = 331,688

Est. TCV/Total Floor Area = 418.80, Most recent sale 05/16/1987 for 9,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 151,700                 | 151,700 | 151,700   | 71,094         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 14,100  | 0         | 0              | 1,919       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 165,800                 | 165,800 | 165,800   | 73,013         | 73,013      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-020-00   | 2026 Est. T.C.V.    | ZBOYAN-NIXON TRUST   |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L244 P386 L298 P455 L400 P161/95 PARCEL C PRT NW 1/4 COM NW SEC COR TH S 88 DEG 18' 50" E ALG N SEC LN 1791.54 FT TH S0 DEG 55' 40" E 21.97.69 FT FOR POB TH S 88 DEG 53' 50" E 467.92 FT TO C/L OF CO RD 675 TH SLY ALG SD C/L S 3 DEG 06' 45"W 150.00 FT TH S 9 DEG 38' 40" W ALG SD C/L 16.28 FT TH N 88 DEG 53' 50" W 459.68 FT TH N 0 DEG 55' 40" E 165.00 FT TO POB SURVEY REC IN L3 P261-262 SEC 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 165.00   | 463.00      | 0.8392 | 1.0372 | 600        | 100   |              | 86,178 |
| 165 Actual Front Feet, | 1.75     | Total Acres |        |        | Total Est. |       | Land Value = | 86,178 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-031-020-00 | = | 86,178 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 108.81

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 45,300        | 45,300     | 45,300 | 16,937       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -2,200     | 0      | 0            | 457            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 43,100        | 43,100     | 43,100 | 17,394       | 17,394         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-020-10   | 2026 Est. T.C.V.    | WIESEN LAURA A       |
| Property Class: 401 |                     | 7574 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L401 P411&530 L510 P482 L654 P106/02 PARCEL B - PRT NW 1/4 SEC 31 COM AT NW COR  
 SEC 31 TH S 88 DEG 18'50" E 1791.54 FT TH S 0 DEG 55' 40" W 2362.69 FT FOR POB  
 TH S 88 DEG 53'50" E 459.68 FT TH S 9 DEG 38'40" W ALG C/L CO RD 675 202.24 FT  
 TH N 88 DEG 53' 50" W 428.96 FT TH N 0 DEG 55'40" E 200 FT TO POB SURVEY REC IN  
 L3 P261-262 SEC 31 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| A 100' @ 600/FF                         | 200.00   | 445.00 | 0.7846 | 1.0270 | 600  | 100   |        | 96,693                         |
| 200 Actual Front Feet, 2.04 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 96,693 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 16.85    | 153  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1104 SF Floor Area = 1104 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,104  |          |            |
|         |          |             | Total: | 136,402  | 88,661     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Deck

|      |     |       |       |
|------|-----|-------|-------|
| Pine | 130 | 2,393 | 1,555 |
| Pine | 57  | 1,461 | 950   |

##### Garages

|                                       |     |        |        |
|---------------------------------------|-----|--------|--------|
| Class: CD Exterior: Pole (Unfinished) |     |        |        |
| Base Cost                             | 768 | 17,956 | 11,671 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
| Garbage Disposal | 1 | 215   | 140   |
| Vented Hood      | 1 | 483   | 314   |

##### Porches

|               |    |     |     |
|---------------|----|-----|-----|
| CPP           | 24 | 633 | 411 |
| CCP (1 Story) | 16 | 754 | 490 |

Totals: 173,435 112,731

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 248,008

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-020-10                                             | = | 349,701 |
| Est. TCV/Total Floor Area = 316.76, Most recent sale 07/16/2002 for 169,900 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |



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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 157,600  | 157,600        | 157,600 | 99,511    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 17,300         | 0       | 0         | 2,686          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 174,900  | 174,900        | 174,900 | 102,197   | 102,197        | 102,197 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-020-20   | 2026 Est. T.C.V.    | WRENCH THOMAS & HANNAH |
| Property Class: 402 |                     | S DUNNS FARM RD        |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

PARCEL "B" OF THE SURVEY PART OF THE NORTHWEST ONE-QUARTER, AND PART OF GOVERNMENT LOTS 1 AND 2, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 87°00'44" EAST, 1 790.26 FEET, ALONG THE NORTH LINE OF SAID SECTION 31, TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 02°11'16" WEST, 2,561.62 FEET, ALONG THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 31, TO THE POINT OF BEGINNING; THENCE SOUTH 87°37'06" EAST, 428.81 FEET, TO A POINT IN THE CENTERLINE OF COUNTY ROAD 675; THENCE SOUTH 10°55'24" WEST, 121.39 FEET, ALONG SAID CENTERLINE; THENCE NORTH 87°37'06" WEST, 410.37 FEET; ALONG THE EAST AND WEST ONE-QUARTER LINE OF SAID SECTION 31, TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 2; THENCE NORTH 02°11'16" EAST, 120.05 FEET, ALONG THE EAST TINE OF GOVERNMENT LOT 2 OF SAID SECTION 31, TO THE POINT OF BEGINNING.

SPLIT ON 06/02/2025 FROM 006-031-034-31.

Split/Comb. on 06/02/2025 completed 06/02/2025 TIM ;  
 Parent Parcel(s): 006-031-034-31;  
 Child Parcel(s): 006-031-034-32, 006-031-020-20;  
 -----

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 120.05   | 420.90 | 0.9380 | 1.0128 | 600  | 100   |                         | 68,433 |
| 120 Actual Front Feet, 1.16 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 68,433 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size  | % Good | Cash Value |
|-----------------------------------------------------|-------|-------|--------|------------|
| Fencing: Wd, Split, 3 Rail                          | 24.67 | 100   | 50     | 1,233      |
| Fencing: Wd, Solid, 6 ft.                           | 42.49 | 142   | 50     | 3,017      |
| Fencing: Wd, Solid, 5 ft.                           | 37.85 | 33    | 50     | 624        |
| D/W/P: Asphalt Paving                               | 4.01  | 660   | 50     | 1,323      |
| D/W/P: Asphalt Paving                               | 4.01  | 1400  | 50     | 2,807      |
| D/W/P: Asphalt Paving                               | 4.01  | 17000 | 50     | 34,085     |
| D/W/P: Asphalt Paving                               | 4.01  | 2250  | 50     | 4,511      |
| Wood Frame                                          | 58.46 | 28    | 50     | 818        |
| Wood Frame                                          | 47.09 | 84    | 50     | 1,978      |
| Total Estimated Land Improvements True Cash Value = |       |       |        | 50,396     |

2026 Est. T.C.V. 006-031-020-20 = 118,829

Est. TCV/Total Floor Area = 107.63, Most recent sale 07/10/2025 for 160,000

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 5,671        | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 59,400                  | 0      | 0      | 0            | 59,400         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 59,400                  | 59,400 | 59,400 | 5,824        | 59,400         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-020-30   | 2026 Est. T.C.V.    | ZBOYAN-NIXON TRUST   |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L298 P455&456 SURVEY L3 P261-262 L400 P161-162/95 PARCEL D - PRT NW 1/4 SEC 31  
 COM NW SEC COR TH S 88 DEG 18' 50" E ALG N SEC LN 1791.54 FT TH S 0 DEG 55' 40"  
 W 2032.69 FT FOR POB TH S 88 DEG 53' 50" E 433.79 FT TO C/L CO RD 675 TH SLY ALG  
 SD C/L 169.05 FT TH N 88 DEG 53' 50" W 467.92 FT TH N 0 DEG 55' 40" E 165.00 FT  
 TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 165.00   | 450.00      | 0.8392 | 1.0299 | 600        | 100   |              | 85,567 |
| 165 Actual Front Feet, | 1.71     | Total Acres |        |        | Total Est. |       | Land Value = | 85,567 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-031-020-30 | = | 85,567 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 77.51

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 45,000        | 45,000     | 45,000 | 16,937       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -2,200     | 0      | 0            | 457            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 42,800        | 42,800     | 42,800 | 17,394       | 17,394         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-031-021-00   | 2026 Est. T.C.V.    | SCHOFIELD ROSS & SHERRY |
| Property Class: 402 |                     | W TRUMBULL RD           |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L305 P375&457/89 L602 P740/01 L607 P344/01 PRT OF NW 1/4 SEC 31 COM N 1/4 SEC  
 COR TH S 89 DEG 56' 35" W ALG N SEC LN 860.00 FT FOR POB TH S 00 DEG 51' 20" E  
 497.41 FT TO C/L TRUMBULL RD TH S 67 DEG 53' 40" W ALG SD C/L 257.56 FT TH N 0  
 DEG 51' 20" W 594.05 FT TO N SEC LN TH N 89 DEG 56' 35" E ALG N SEC LN 240.11 FT  
 TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 257.56   | 512.45 | 0.7181 | 1.0639 | 600  | 100   |                         | 118,065 |
| 258 Actual Front Feet, 3.03 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 118,065 |

2026 Est. T.C.V. 006-031-021-00 = 118,065

Est. TCV/Total Floor Area = 106.94

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 64,900                  | 64,900 | 64,900    | 26,256         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -5,900 | 0         | 0              | 708         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 59,000                  | 59,000 | 59,000    | 26,964         | 26,964      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-031-021-10   | 2026 Est. T.C.V.    | LAKE DOUGLAS G & MARY D |
| Property Class: 401 |                     | 3552 W TRUMBULL RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L240 P216 L392 P837 L512 P114/99 L533 P355 L550 P031/00 L704 P763/03 L817  
P340/04 PRT OF NW 1/4 SEC 31 COM N 1/4 COR TH S 89 DEG 56'35" W ALG N SEC LN  
100.00 FT FOR POB TH S 0 DEG 51'20" E 195.26 FT TO C/L TRUMBULL RD TH SWLY ALG  
SD C/L ON ARC OF 546.72 FT RAD CVE TO LEFT 62.42 FT (CHORD=S 71 DEG 09'55" W  
62.38 FT) TH S 67 DEG 53'40" W ALG SD C/L 429.85 FT TH N 0 DEG 51'20" W 376.72  
FT TH N 89 DEG 56'35" E ALG N SEC LN 460.00 FT TO POB SEC 31 T29N R13W. 3.0 A  
M/L.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 195.26   | 669.26      | 0.7912 | 1.1373 | 600        | 100   |              | 105,423 |
| 195 Actual Front Feet, | 3.00     | Total Acres |        |        | Total Est. |       | Land Value = | 105,423 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Picket, 30-40 | 15.40 | 311  | 50     | 2,394      |
| Fencing: Wire Mesh, #11    | 3.33  | 889  | 50     | 1,480      |
| D/W/P: 3.5 Concrete        | 6.71  | 1112 | 0      | 0          |
| D/W/P: Asphalt Paving      | 3.16  | 2200 | 0      | 0          |
| D/W/P: Patio Blocks        | 15.89 | 607  | 0      | 0          |
| Wood Frame                 | 27.07 | 154  | 50     | 2,084      |

#### Residential Local Cost Land Improvements

| Description                       | Rate      | Size | % Good       | Cash Value |
|-----------------------------------|-----------|------|--------------|------------|
| LAND IMPROVEMENTS 10              | 10,000.00 | 1    | 100          | 10,000     |
| Total Estimated Land Improvements |           | True | Cash Value = | 15,958     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 2319 SF Floor Area = 3655 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,319 |          |            |
| 1 Story    | Siding   | Overhang   | 747   |          |            |
| 0.5 Story  | Siding   | Overhang   | 18    |          |            |
|            |          | Total:     |       | 495,215  | 396,169    |

#### Other Additions/Adjustments

##### Exterior

|              |    |     |     |
|--------------|----|-----|-----|
| Stone Veneer | 10 | 373 | 298 |
|--------------|----|-----|-----|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,161  |
| 3 Fixture Bath     | 3 | 13,700 | 10,960 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 315 | 11,107 | 8,886 |
| WCP (1 Story) | 246 | 9,739  | 7,791 |
| WPP           | 27  | 1,567  | 1,254 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 747 | 35,400 | 28,320 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,056 |
| Door Opener           | 2   | 1,075  | 860    |

##### Built-Ins

Parcel Number: 45-006-031-021-10

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|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 2,767   | 2,214   |
| Fireplaces       |   |         |         |
| Prefab 2 Story   | 1 | 3,170   | 2,536   |
| Raised Hearth    | 1 | 443     | 354     |
| Totals:          |   | 585,316 | 468,251 |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 1,030,152

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2026 Est. T.C.V. 006-031-021-10 = 1,151,533  
 Est. TCV/Total Floor Area = 315.06, Most recent sale 07/15/2010 for 516,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 488,900 488,900 488,900 329,522 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 86,900 0 0 8,897 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 575,800 575,800 575,800 338,419 338,419 338,419

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-031-021-15   | 2026 Est. T.C.V.    | BAUMDRAHER GARY R TRUST |
| Property Class: 401 |                     | 3600 W TRUMBULL RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L305 P376/89 L796 P438/04 PRT NW 1/4 SEC 31COM N 1/4 COR SD SEC TH ALG N SEC LN  
 S 89 DEG 56' 35" W 1100.11 FT TO POB TH S 0 DEG 51' 20" E 594.05 FT TO C/L  
 TRUMBULL RD TH ALG SD C/L S 67 DEG 53' 40" W 247.46 FT TH ALG SD C/L S 67 DEG  
 53' 10" W 136.43 FT TH N 0 DEG 49' 15" W 738.09 FT TH ALG SD N SEC LN N 89 DEG  
 56' 35" E 357.22 FT TO POB SEC 31 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| A 100' @ 600/FF                         | 100.00   | 619.55 | 0.6245 | 1.1156 | 600  | 100   |                 | 41,801                          |
| A 100' @ 600/FF                         | 283.89   | 619.55 | 0.6245 | 1.1156 | 600  | 50    | SURPLUS: ZONING | 59,334                          |
| 384 Actual Front Feet, 5.46 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 101,134 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,210      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 700 SF Floor Area = 980 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 560  |          |            |
| 1 Story   | Siding   | Crawl Space | 140  |          |            |
| Total:    |          |             |      | 148,939  | 81,919     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,227 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WGEP (1 Story) | 80 | 8,982 | 4,940 |
|----------------|----|-------|-------|

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 324 | 14,875 | 8,181  |
| Class: C Exterior: Pole (Unfinished)                       |     |        |        |
| Base Cost                                                  | 768 | 20,168 | 11,092 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 212,532 | 116,895 |
|---------|---------|---------|

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 257,169

|                                                                       |         |           |                |
|-----------------------------------------------------------------------|---------|-----------|----------------|
| 2026 Est. T.C.V. 006-031-021-15                                       |         | =         | 361,513        |
| Est. TCV/Total Floor Area = 368.89, Most recent sale 11/01/2025 for 0 |         |           |                |
| 2025 Assessed                                                         | MBOR    | S.E.V.    | Base for Cap   |
| 166,300                                                               | 166,300 | 166,300   | 77,078         |
|                                                                       |         |           | 2.70           |
| 2026 New Eq. Adjustment                                               | Loss    | Additions | Tax Adjustment |
| 0                                                                     | 14,500  | 0         | 2,081          |
|                                                                       |         |           | Losses         |
|                                                                       |         |           | 0              |

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Parcel Number: 45-006-031-021-15Page: 2

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 180,800       | 180,800 | 180,800 | 79,159 | 79,159      | 79,159  |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-031-021-30   | 2026 Est. T.C.V.    | SICILIANO LYNN E & BAKER SUSAN L |
| Property Class: 401 |                     | 3596 W TRUMBULL RD               |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L247 P754 L286 P819/88 PRT OF NW 1/4 SEC 31 COM N 1/4 COR TH S 89 DEG 56' 35" W  
 ALG N SEC LN 560.00 FT FOR POB TH S 0 DEG 51' 20" E 376.72 FT TH S 67 DEG 53'  
 40" W ALG C/L TRUMBULL RD 321.86FT TH N 0 DEG 51' 20" W 497.41 FT TH N 89 DEG  
 56' 35" E ALG N SEC LN 300.00 FT TO POB SEC 31 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| A 100' @ 600/FF                         | 314.00   | 436.00 | 0.6700 | 1.0218 | 600                     | 100   |        | 128,977 |
| 314 Actual Front Feet, 3.14 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 128,977 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1240 SF Floor Area = 1720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 960  |          |            |
| 1 Story   | Siding   | Basement    | 280  |          |            |
|           |          | Total:      |      | 234,440  | 152,402    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 100 | 6,438 | 4,185 |
|----------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 576 | 8,145 | 5,294 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 400 | 19,064 | 12,392 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,659 |
|------------|---|-------|-------|

Totals: 287,413 186,836

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 411,039

2026 Est. T.C.V. 006-031-021-30 = 545,016

Est. TCV/Total Floor Area = 316.87

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-031-021-30

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | 244,200  | 244,200        | 244,200 | 107,963   | 2.70           |         |
|      | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 28,300         | 0       | 0         | 2,915          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 272,500  | 272,500        | 272,500 | 110,878   | 110,878        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-023-10   | 2026 Est. T.C.V.    | BIG GLEN LAKE LLC    |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 7            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L281 P315 L282 P340/87 L650 P954/02 BEG SE COR SEC 31 TH N 1 DEG 14' 20" E  
 1322.54 FT ALG E SEC LN TH N 88 DEG 44' 20" W 2647.68 FT ALG S 1/8 LN TH S 0 DEG  
 59' 40" W 83.82 FT TH S 88 DEG 31' 54" E 132.88 FT TH S 0 DEG 59' 40" W 1247.37  
 FT TH S 88 DEG 56' 50" E 2509.14 FT TO POB TOGETHER WITH EASEMENT SEC 31 T29N  
 R13W. 76.79 A.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate                    | %Adj. | Reason | Value     |
|----------------------|----------|-------------------|-------|-------|-------------------------|-------|--------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 76.79 Acres       | 14000 | 100   |                         |       |        | 1,075,060 |
|                      |          | 76.79 Total Acres |       |       | Total Est. Land Value = |       |        | 1,075,060 |

2026 Est. T.C.V. 006-031-023-10 = 1,075,060

Est. TCV/Total Floor Area = 625.03, Most recent sale 07/21/2025 for 1,150,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 537,500       | 537,500        | 537,500 | 39,541       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 1,067          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 537,500       | 537,500        | 537,500 | 40,608       | 40,608         | 40,608  |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-024-00   | 2026 Est. T.C.V.    | DUTMERS FAMILY PARTNERSHIP |
| Property Class: 402 |                     | S DUNNS FARM RD            |
| Map #: 7            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

NW 1/4 OF SE 1/4 SEC 31 T29N R13W. 40 A.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 40.00 Acres | 14000 | 100  |       |                         | 560,000 |
|                  |          | 40.00 | Total Acres |       |      |       | Total Est. Land Value = | 560,000 |

2026 Est. T.C.V. 006-031-024-00 = 560,000

Est. TCV/Total Floor Area = 325.58

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 280,000                 | 280,000 | 280,000 | 70,878       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 1,913          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 280,000                 | 280,000 | 280,000 | 72,791       | 72,791         | 0       |  |

JOHNSON FAMILY PARTNERSHIP EAST  
S DUNNS FARM RD  
MAPLE CITY, MI 49664

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 500,100  | 500,100        | 500,100 | 51,560       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 0              | 0       | 0            | 1,392          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 500,100  | 500,100        | 500,100 | 52,952       | 52,952         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-026-00   | 2026 Est. T.C.V.    | ROWAN TREE HOLDING LLC |
| Property Class: 201 |                     | 7097 S DUNNS FARM RD   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L366 P710 L492 P169/98 L648 P602/02 2007 DESC REVISED (SPLIT 026-50) PARCEL A -  
 PRT NW 1/4 SEC 31 COM NW COR SEC 31 TH S 88 DEG 18' 50" E ALG N LN SD SEC  
 1014.80 FT TO POB TH CONT S 88 DEG 18' 50" E ALG SD LN 462.88 FT TH S 48 DEG 01'  
 53" W 521.46 FT TH S 11 DEG 46' 58" E 250.14 FT TH S 68 DEG 33' 30" W 220.54 FT  
 TO C/L CO RD 675 TH N 44 DEG 47' 55" W ALG C/L CO RD 675 241.45 FT TH N 45 DEG  
 37' 37" W 137.12 FT TH N 39 DEG 54' 10" E 551.45 FT TO POB SEC 31 T29N R13W  
 5.90 A

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 472.58   | 543.83      | 0.5807 | 1.0798 | 600        | 100   |              | 177,792 |
| 473 Actual Front Feet, | 5.90     | Total Acres |        |        | Total Est. |       | Land Value = | 177,792 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: Asphalt Paving             | 2.95 | 1817 | 50                | 2,680      |
| D/W/P: 4in Concrete               | 6.60 | 1025 | 50                | 3,382      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 6,062      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1953

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 630 SF Floor Area = 630 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 630    |          |            |
|         |          |            | Total: | 80,128   | 56,089     |

#### Other Additions/Adjustments

|                    |   |       |     |
|--------------------|---|-------|-----|
| Plumbing           |   |       |     |
| Average Fixture(s) | 1 | 1,209 | 846 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 325 | 5,473 | 3,831 |

#### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 406 | 15,262 | 10,683 |

#### Carports

|              |     |         |        |
|--------------|-----|---------|--------|
| Tar & Gravel | 187 | 2,865   | 2,005  |
| Totals:      |     | 104,937 | 73,454 |

Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 146,908

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1953  
 Description of Occupancy: 40\*25 APARTMENT

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Low Cost  
 Total Floor Area: 1000 # of Units: 1

Base Rate for Upper Floors = 65.86

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.11 100%  
 Adjusted Square Foot Cost for Upper Floors = 68.97

Total Floor Area: 1,000 Base Cost New of Upper Floors = 68,970

Total Floor Area: 1,156                      Base Cost New of Upper Floors =                      96,376

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Reproduction/Replacement Cost = 96,376  
 Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 57,826

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 4 = 101,195  
 Replacement Cost/Floor Area= 83.37              Est. TCV/Floor Area= 87.54

Total Estimated True Cash Value of Commercial/Industrial Buildings = 412,236

2026 Est. T.C.V. 006-031-026-00 = 742,998

Est. TCV/Total Floor Area = 149.56, Most recent sale 04/05/2024 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 335,600                 | 335,600 | 335,600   | 292,558        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 35,900  | 0         | 7,899          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 371,500                 | 371,500 | 371,500   | 300,457        | 300,457     | 60,091  |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-026-50   | 2026 Est. T.C.V.    | SIELAFF DONALD JAMES |
| Property Class: 401 |                     | 7099 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L366 P710 L492 P169/98 L648 P602/02 SURVEY L9 P365 L922 P556/06 2006 SPLIT FROM  
 006-031-026-00 PARCEL B - PRT OF NW 1/4 SEC 31COM AT NW COR SEC 31 TH S 88 DEG  
 18'50" E ALG N SEC LN 1477.68 FT TO POB TH S 00 DEG 55'20" W 464.95 FT TH S 68  
 DEG 36'30" W 360.33 FT TH N 11 DEG 46'58" W 250.14 FT TH N 48 DEG 01'53" E  
 521.46 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 31 T29N R13W 3.04 A  
 M/L.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                                                              | Frontage | Depth  | Front      | Depth  | Rate  | %Adj. | Reason | Value                          |
|--------------------------------------------------------------------------|----------|--------|------------|--------|-------|-------|--------|--------------------------------|
|                                                                          | 263.00   | 503.51 | 1.0000     | 0.0000 | 0     | 100*  |        | 0                              |
| 4019 SEC 1 14000                                                         |          |        | 3.04 Acres |        | 14000 | 100   |        | 42,560                         |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |            |        |       |       |        |                                |
| 263 Actual Front Feet, 3.04 Total Acres                                  |          |        |            |        |       |       |        | Total Est. Land Value = 42,560 |

#### Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 816  |          |            |
| Total:  |          |             |      | 104,706  | 83,765     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 967 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,473  | 3,578 |
| Water Well, 200 Feet | 1 | 10,124 | 8,099 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 50 | 1,682 | 1,346 |
|--------------|----|-------|-------|

##### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 768 | 26,780 | 21,424 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,547 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,719 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 153,057 | 122,445 |
|---------|---------|---------|

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 269,379

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-026-50 | = | 316,939 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 388.41

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 137,100                 | 137,100 | 137,100   | 98,456         | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 21,400  | 0       | 0       | 2,658       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 158,500       | 158,500 | 158,500 | 101,114 | 101,114     | 101,114 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-027-00   | 2026 Est. T.C.V.    | BWR ASSOCIATION LLC  |
| Property Class: 201 |                     | 7167 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L370 P327 L383 P914 L410 P619/95 L581 P621/01 L616 P762/01 PARCEL 2 - PRT GOVT  
 LOT 1 SEC 31 COM AT NW COR SD SEC TH E ALG N SEC LN 1199.82 FT TH S 929.90 FT TO  
 INTERSECTION TRUMBULL RD & CO RD 675 FOR POB TH N 67 DEG 56'25" E ALG C/L  
 TRUMBULL RD 314.15 FT TH S 46 DEG 29'15" E 195.66 FT TH S 43 DEG 30' 45" W  
 286.00 FT TH N 56 DEG 29'15" W ALG C/L CO RD 675 325.00 FT TO POB SEC 31 T29N  
 R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 325.52   | 133.82      | 0.6616 | 0.7605 | 600        | 100   |              | 98,274 |
| 326 Actual Front Feet, | 1.00     | Total Acres |        |        | Total Est. |       | Land Value = | 98,274 |

2026 Est. T.C.V. 006-031-027-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2007 for 175,000

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-027-12   | 2026 Est. T.C.V.    | PARHAM JOHN & KROIS DINA M |
| Property Class: 401 |                     | 7207 S DUNNS FARM RD       |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

PARCEL 1-B THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER AT SAID SECTION; THENCE EAST, ALONG THE NORTH LINE AT SAID SECTION, 1199.99 FEET; THENCE SOUTH 929.99 FEET TO THE INTERSECTION OF WEST TRUMBULL ROAD AND SOUTH DUNNS FARM ROAD; THENCE SOUTH 46'28'20" EAST, ALONG THE CENTERLINE OF SAID SOUTH DUNNS FARM ROAD, 434'.44 TEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 46'28'20" EAST, ALONG SAID CENTERLINE, 107.44 TEET; THENCE NORTH 43'31'45" EAST, 308.01 FEET; THENCE NORTH 00'37'49" WEST, 88.16 FEET; THENCE SOUTH 74'38'49" WEST, 99.54 FEET; THENCE SOUTH 42'26'42" WEST, 286.10 FEET TO THE POINT OF BEGINNING. CONTAINING 36,992 SQUARE FEET OF LAND. SUBJECT TO RIGHT-OT-WAY FOR SOUTH DUNNS FARM ROAD OVER THE SOUTHWESTERLY 33 FEET THEREOF. ALSO SUBJECT TO EASEMENTS, RIGHT-AT-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD. SPLIT 8/19/2007 006-031-27-12 & 0 27-13, PARENT 031-027-10 RETIRED

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 343.65 | 0.9752 | 0.9628 | 600  | 100   |                        | 56,332 |
| A 100' @ 600/FF                         | 7.44     | 34.65  | 0.9752 | 0.5425 | 600  | 50    | SURPLUS: ZONING 100 FT | 1,181  |
| 107 Actual Front Feet, 0.80 Total Acres |          |        |        |        |      |       |                        |        |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 57,513 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Basket, 5 ft. | 38.37 | 80   | 50     | 1,535      |
| D/W/P: 4in Concrete        | 7.10  | 117  | 0      | 0          |
| D/W/P: Crushed Rock        | 2.31  | 32   | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,035      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C      Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1439 SF      Floor Area = 1439 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 960  |          |            |
| 1 Story | Siding   | Crawl Space | 479  |          |            |
| Total:  |          |             |      | 195,933  | 137,154    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 148 | 13,348 | 9,344 |
| WCP (1 Story)  | 20  | 1,510  | 1,057 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 36  | 1,483 | 1,038 |
| Treated Wood | 219 | 4,325 | 3,027 |
| Treated Wood | 12  | 548   | 384   |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Parcel Number: 45-006-031-027-12

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|                       |     |         |         |            |
|-----------------------|-----|---------|---------|------------|
| Base Cost             | 512 | 20,193  | 14,135  |            |
| Common Wall: 1/2 Wall | 1   | -1,087  | -761    |            |
| Door Opener           | 1   | 537     | 376     |            |
| Built-Ins             |     |         |         |            |
| Appliance Allow.      | 1   | 2,767   | 1,937   |            |
| Fireplaces            |     |         |         |            |
| Interior 1 Story      | 1   | 5,338   | 3,737   |            |
| Breezeways            |     |         |         |            |
| Frame Wall            | 104 | 7,158   | 5,011   |            |
| Local Cost Items      |     |         |         |            |
| GENERATOR             | 1   | 1       | 1       | *100% Good |
| Totals:               |     | 268,701 | 188,093 |            |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 413,805

|                                                                             |         |           |                |             |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-031-027-12                                             |         |           |                | =           | 475,353 |
| Est. TCV/Total Floor Area = 330.34, Most recent sale 06/20/2008 for 165,000 |         |           |                |             |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 202,700                                                                     | 202,700 | 202,700   | 137,100        | 2.70        |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                                                                           | 35,000  | 0         | 3,701          | 0           |         |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 237,700                                                                     | 237,700 | 237,700   | 140,801        | 140,801     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-031-027-13   | 2026 Est. T.C.V.    | WHITALL ROBERT W & OWENS SHIRLEY M |
| Property Class: 401 |                     | 7189 S DUNNS FARM RD               |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664               |

PARCEL 1-A THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 1199.99 FEET; THENCE SOUTH 929.99 FEET TO THE INTERSECTION OF WEST TRUMBULL ROAD AND SOUTH DUNNS FARM ROAD; THENCE SOUTH 46'28'20" EAST, ALONG THE CENTERLINE OF SAID SOUTH DUNNS FARM ROAD, 325.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 46'28'20" EAST, ALONG SAID CENTERLINE, 109.08 FEET; THENCE NORTH 42'26'42" EAST, 286.10 FEET; JHENCE NORTH 46'28'12" WEST, 103.66 FEET; THENCE SOUTH 43'31'47" WEST, 286.05 FEET TO THE POINT OF BEGINNING. CONTAINING 30,426 SQUARE FEET OF LAND. SUBJECT TO RIGHT-OF-WAY FOR SOUTH DUNNS FARM ROAD OVER THE SOUTHWESTERLY 33 FEET THEREOF. ALSO SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD SPLIT 8/19/2007 006-031-27-12 & 27-13, PARENT 031-027-10 RETIRED

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|--------------------------------|
| A 100' @ 600/FF                         | 100.00   | 278.93 | 0.9700 | 0.9138 | 600  | 100   |                        | 53,186                         |
| A 100' @ 600/FF                         | 9.08     | 278.93 | 0.9700 | 0.9138 | 600  | 50    | SURPLUS: ZONING 100 FT | 2,415                          |
| 109 Actual Front Feet, 0.70 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 55,601 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.14     | 2500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1989

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 236 SF Floor Area = 236 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 236  |          |            |
| Total:  |          |            |      | 30,604   | 19,893     |

#### Other Additions/Adjustments

| Plumbing | Average Fixture(s) | 1 | 1,007 | 655 |
|----------|--------------------|---|-------|-----|
|          |                    |   |       |     |

| Water/Sewer          | 1000 Gal Septic | 1 | 4,191 | 2,724 |
|----------------------|-----------------|---|-------|-------|
| Water Well, 100 Feet |                 | 1 | 5,252 | 3,414 |

| Built-Ins | Appliance Allow. | 1 | 1,639 | 1,065 |
|-----------|------------------|---|-------|-------|
|           |                  |   |       |       |

#### Garages

| Class: D Exterior: Pole (Unfinished) | Base Cost | 1536 | 29,322 | 19,059 |
|--------------------------------------|-----------|------|--------|--------|
|                                      |           |      |        |        |
| Totals:                              |           |      | 72,015 | 46,810 |

Notes: POLE

ECF (4031 RURAL) 2.200 => TCV: 102,981

|                                                                            |              |         |
|----------------------------------------------------------------------------|--------------|---------|
| 2026 Est. T.C.V. 006-031-027-13                                            | =            | 160,082 |
| Est. TCV/Total Floor Area = 678.31, Most recent sale 07/17/2014 for 80,000 |              |         |
| 2025 Assessed                                                              | MBOR         | S.E.V.  |
| 72,800                                                                     | 72,800       | 72,800  |
|                                                                            | Base for Cap | IRM     |
|                                                                            | 68,104       | 2.70    |

Parcel Number: 45-006-031-027-13

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 7,200          | 0      | 0         | 1,838          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 80,000   | 80,000         | 80,000 | 69,942    | 69,942         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-027-15   | 2026 Est. T.C.V.    | CENTURYTEL           |
| Property Class: 201 |                     | 3615 W TRUMBULL RD   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L347 P879-880/92 L866 P385&387/05 PRT GOVT LOT 1 SEC 31 COM NW COR SD SEC TH E  
 1199.82 FT ALG N LN SD SEC TH S 929.90 FT TH N 67 DEG 56' 25" E 648.15 FT ALG  
 C/L TRUMBULL RD TH S 00 DEG 38' 35" E 35.45 FT ALG E LN SD GOVT LOT 1 TO POB TH  
 CONT S 00 DEG 38' 35" E 100 FT TH N 44 DEG 31' 27" W 100.74 FT TH N 67 DEG 56'  
 25" E 75 FT ALG R/W SD TRUMBULL RD TO POB SEC 31 T29N R13W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \* TRIANGLE SHAPED LOT

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                        | 75.00    | 100.00 | 1.1059 | 0.7071 | 600  | 100   | SHAPE ISSUES - TRIANGLE | 35,191 |
| 75 Actual Front Feet, 0.17 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 35,191 |

2026 Est. T.C.V. 006-031-027-15 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-031-027-20   | 2026 Est. T.C.V.    | MILES ANTHONY & CLARA |
| Property Class: 401 |                     | 3631 W TRUMBULL RD    |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L256 P163/85 L259 P356/85 SURVEY L8 P437&562/04 L830 P981/04 2004 SPLIT FROM  
 006-031-027-10 PARCEL 3 - PRT GOVT LOT 1 SEC 31 COM NW SEC COR TH E ALG N SEC LN  
 1199.82 FT TH S 929.90 FT TO INTERSECTION TRUMBULL RD & DUNNS FARM RD (CO RD  
 675) TH N 67 DEG 55'34" E ALG C/L TRUMBULL RD 314.15 FT FOR POB TH CONT ALG SD  
 C/L N 67 DEG 55'34" E 334.10 FT TH S 00 DEG 37'49" E 35.45 FT TO SLY R/W  
 TRUMBULL RD TH ALG SD R/W S 67 DEG 55'34" W 75.04 FT TH S 44 DEG 28'10" E 100.85  
 FT TH S 00 DEG 37'49" E 169.72 FT TH S 74 DEG 38'49" W 99.54 FT TH N 46 DEG  
 28'12" W 299.28 FT TO C/L TRUMBULL RD & POB SEC 31 T29N R13W. 1.30 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF        | 300.10   | 188.76      | 0.6807 | 0.8288 | 600        | 100   |              | 101,587 |
| 300 Actual Front Feet, | 1.30     | Total Acres |        |        | Total Est. |       | Land Value = | 101,587 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 1000 | 0      | 0          |
| Wood Frame          | 37.84 | 52   | 50     | 984        |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 15              | 1,500.00 | 1    | 100    | 1,500                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 2,484 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,040  |          |            |
|         |          |             | Total: | 161,271  | 141,922    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,277 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,208 |
| Water Well, 100 Feet | 1 | 5,847 | 5,145 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 120 | 7,453 | 6,559 |
|----------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 196 | 4,010 | 3,529 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Pole (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 746 | 19,769 | 17,397 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,435 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,350 | 182,472 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 401,438

2026 Est. T.C.V. 006-031-027-20 = 505,509

Est. TCV/Total Floor Area = 486.07, Most recent sale 05/16/2022 for 550,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-031-027-20

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 224,800  | 224,800        | 224,800 | 218,242   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 28,000         | 0       | 0         | 5,892          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 252,800  | 252,800        | 252,800 | 224,134   | 224,134        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-028-01   | 2026 Est. T.C.V.    | NEW NEIGHBORHOOD LODGING LLC |
| Property Class: 401 |                     | 3656 W TRUMBULL RD           |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

REMAINDER PARCEL DESCRIPTION OF THE SURVEY RECORDED IN THE LEE LANAU COUNTY  
REGISTER OF DEEDS:

THAT PART OF THE NORTHWEST ¼ OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 87°00'45" EAST, 1477.93 FEET ALONG THE NORTH LINE OF SOLD SECTION 31; THENCE SOUTH 02° 14' 12" WEST, 464.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°14'12" WEST, 348.38 FEET TO THE CENTERLINE OF TRUMBULL ROAD; THENCE SOUTH 70°55'51" WEST, 311 .68 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF COUNTY ROAD 675 (DUNNS FORM ROAD); THENCE NORTH 43°27'22" WEST, 345.12 FEET ALONG SAID CENTERLINE; THENCE NORTH 69°55'00" EAST, 580.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.59 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE RIGHT-OF-WAY OF TRUMBULL ROAD AND COUNTY ROAD 675 (DUNNS FORM ROAD)>

SUBJECT TO A VARIABLE-WIDTH EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION OF PUBLIC AND PRIVATE UTILITIES

SPLIT ON 07/24/2025 FROM 006-031-028-00;

Split/Comb. on 07/24/2025 completed 07/24/2025 TIM ;  
Parent Parcel(s): 006-031-028-00;  
Child Parcel(s): 006-031-028-01, 006-031-028-02;  
-----

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 345.12   | 752.25 | 0.6482 | 1.1711 | 600  | 100   | DUNNS RD FF             | 157,184 |
| 345 Actual Front Feet, 5.96 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 157,184 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33  | 450  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 6700 | 0      | 0          |
| Wood Frame            | 24.86 | 224  | 50     | 2,784      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,784      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1632 SF Floor Area = 1632 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,266 |          |            |
| 1 Story | Siding   | Crawl Space | 366   |          |            |
|         |          | Total:      |       | 231,380  | 138,817    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1232 | 23,827 | 14,296 |
|-----------------|------|--------|--------|

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 871   |
| 3 Fixture Bath     | 3 | 13,700 | 8,220 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

Parcel Number: 45-006-031-028-01

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|                                                            |      |         |         |
|------------------------------------------------------------|------|---------|---------|
| WPP                                                        | 355  | 6,461   | 3,877   |
| Garages                                                    |      |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |      |         |         |
| Common Wall: 1/2 Wall                                      | 1    | -1,320  | -792    |
| Door Opener                                                | 2    | 1,075   | 645     |
| Base Cost                                                  | 1771 | 62,906  | 37,744  |
| Built-Ins                                                  |      |         |         |
| Appliance Allow.                                           | 1    | 2,767   | 1,660   |
| Fireplaces                                                 |      |         |         |
| Interior 2 Story                                           | 2    | 13,297  | 7,978   |
| 2nd on Same Stack                                          | 1    | 4,365   | 2,619   |
| Totals:                                                    |      | 370,538 | 222,312 |

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 489,086

|                                    |          |                |         |              |                |         |  |
|------------------------------------|----------|----------------|---------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-031-028-01    |          |                |         |              | =              | 654,054 |  |
| Est. TCV/Total Floor Area = 400.77 |          |                |         |              |                |         |  |
| 2025                               | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|                                    | 0        | 0              | 0       | 155,570      | 2.70           |         |  |
| 2026                               | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|                                    | 327,000  | 0              | 0       | 0            | 159,770        | 0       |  |
| 2026                               | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|                                    | 327,000  | 327,000        | 327,000 | 159,770      | 159,770        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-031-028-02   | 2026 Est. T.C.V.    | NEW NEIGHBORHOOD LODGING TWO LLC |
| Property Class: 401 |                     | 3652 W TRUMBULL RD               |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

PARCEL "A" OF THE SURVEY RECORDED LEELANU COUNTY REGISTER OF DEEDS.  
 DESCRIPTION: THAT PART OF THE NORTHWEST¼ OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 87'00'45" EAST, 1477.93 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87'00'45" EAST, 186.23 FEET; THENCE SOUTH 02'13'39" WEST, 738.09 FEET TO THE CENTERLINE OF TRUMBULL ROAD; THENCE SOUTH 70'55'51" WEST, 200.00 FEET ALONG SAID CENTERLINE; THENCE NORTH 02'14'12" EAST, 813.20 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 3.31 ACRES, MORE OR LESS.  
 SUBJECT TO THE RIGHT-OF-WAY OF TRUMBULL ROAD. TOGETHER WITH AND SUBJECT TO A VARIABLE WIDTH EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION OF PUBLIC AND PRIVATE UTILITIES  
 SPLIT ON 07/24/2025 FROM 006-031-028-00;

Split/Comb. on 07/24/2025 completed 07/24/2025 TIM ;  
 Parent Parcel(s): 006-031-028-00;  
 Child Parcel(s): 006-031-028-01, 006-031-028-02;  
 -----

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 200.00   | 690.43 | 0.7846 | 1.1462 | 600  | 100   |                         | 107,916 |
| 200 Actual Front Feet, 3.17 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 107,916 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16 | 2800 | 50     | 4,424      |
| D/W/P: 4in Ren. Conc.                               | 8.33 | 180  | 50     | 749        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,173      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
|---------|----------|------------|------|----------|------------|

Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 3 | 13,700 | 13,563 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

#### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 118 | 2,122 | 2,101 |
|-----------------------|-----|-------|-------|

#### Garages

|                                      |      |         |         |
|--------------------------------------|------|---------|---------|
| Class: BC Exterior: Pole (Finished)  |      |         |         |
| Base Cost                            | 3276 | 133,104 | 131,773 |
| Class: C Exterior: Pole (Unfinished) |      |         |         |
| Base Cost                            | 2880 | 69,466  | 68,771  |

Totals: 237,954 235,574

Notes: POLE GARAGE: 2025 CHANGE IN USE: MULTIPLE ROOM DORM

ECF (4031 RURAL) 2.200 => TCV: 518,263

Parcel Number: 45-006-031-028-02

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 0

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100

## Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,136 |
|--------------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,541 |
| Water Well, 100 Feet | 1 | 6,514 | 6,514 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,976 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 18,167 | 18,167 |
|---------|--------|--------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 39,967

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-028-02 | = | 671,319 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 0                       | 0       | 0         | 53,306         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 335,700                 | 0       | 150,900   | 54,745         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 335,700                 | 335,700 | 335,700   | 205,645        | 205,645     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-030-00   | 2026 Est. T.C.V.    | DONOVAN KIM D        |
| Property Class: 401 |                     | 7007 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L253 P717 L286 P245/88 L290 P942/88 L490 P749/98 L906 P794/06 PRT OF NW 1/4 SEC 31 COM AT NW COR SEC TH E 129.50 FT TO C/L CO RD 675 TH S 48 DEG 47'15" E ON C/L 337.57 FT TO P.C. CURVE 1 DEG BEARING RIGHT TH ON CURVE 142.43 FT TO POB TH ALG C/L RD ON 1 DEG CURVE TO RIGHT 70 FT TH N 41 DEG 12'45" W 483.55 FT TO N LN OF SEC TH W 93.05 FT TH S 41 DEG 12'45" W 421.63 FT TO POB SEC 31 T29N R13W .83 A M/L.

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

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| A 100' @ 600/FF                        | 70.00    | 516.50 | 1.1330 | 1.0660 | 600  | 100   |        | 50,724                         |
| 70 Actual Front Feet, 0.83 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 50,724 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 6 ft. | 31.93 | 163  | 50     | 2,602      |
| D/W/P: Asphalt Paving     | 2.95  | 3330 | 50     | 4,912      |
| Wood Frame                | 31.77 | 64   | 50     | 1,016      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 11,030     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 864  |          |            |
| Total:  |          |            |      | 106,475  | 69,209     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,238 | 1,455 |
|--------------|----|-------|-------|

#### Garages

Class: CD Exterior: Pole (Unfinished)

|           |     |        |        |           |
|-----------|-----|--------|--------|-----------|
| Base Cost | 768 | 17,956 | 15,981 | *89% Good |
|-----------|-----|--------|--------|-----------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

Totals: 139,807 95,184

Notes:

ECF (4031 RURAL) 2.200 => TCV: 209,405

2026 Est. T.C.V. 006-031-030-00 = 271,159

Est. TCV/Total Floor Area = 313.84, Most recent sale 06/26/2006 for 137,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 117,700                 | 117,700 | 117,700   | 72,044         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 17,900  | 0         | 1,945          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

135,600

135,600

135,600

73,989

73,989

73,989



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-031-00   | 2026 Est. T.C.V.    | WHITAKER KEITH W     |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L230 P228 L347 P676/92 PRT OF NW 1/4 COM AT NW COR SEC 31 TH E 129.5 FT TO C/L  
 CO HWY 675 TH S 48 DEG 47' 15" E ON C/L 337.57 FT TO P.C. 1 DEG CURVE BEARING  
 RIGHT TH ON CURVE 72.43 FT TO POB TH ON CURVE 70.00 FT TH N 41 DEG 12' 45" E  
 421.63 FT TO N SEC LN TH W 93.05 FT TH S 41 DEG 12' 45" W 359.71 FT TO POB SEC  
 31 T29N R13W .72 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                        | 70.00    | 450.00 | 1.1330 | 1.0299 | 600  | 100   |                         | 49,006 |
| 70 Actual Front Feet, 0.72 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 49,006 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-031-031-00 | = | 49,006 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 56.72

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 23,600        | 23,600     | 23,600 | 10,768       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 900        | 0      | 0            | 290            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 24,500        | 24,500     | 24,500 | 11,058       | 11,058         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-032-00   | 2026 Est. T.C.V.    | STACER JEFFREY       |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L490 P921/98 L503 P243/00 DC L639 P472 PRT OF GOVT LOT 2 SEC 31 COM AT PT OF INTERSECTION OF E LN GOVT LOT 2 & C/L CO RD 675 TH NWLY ON C/L 230 FT AS POB TH CONT NWLY ON C/L 70.00 FT TH AT RT ANGLES TO C/L NELY TO E LN GOVT LOT 2 TH SLY ON E LN LOT 2 70 FT M/L TO INTERSECT LN DRAWN AT RT ANGLES NELY FR POB TH SWLY TO POB SEC 31 T29N R13W .35 A M/L.

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

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| A 100' @ 600/FF       | 70.00    | 250.00      | 1.1330 | 0.8891 | 600        | 100          |        | 42,309 |
| 70 Actual Front Feet, | 0.40     | Total Acres |        |        | Total Est. | Land Value = |        | 42,309 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-031-032-00 | = | 42,309 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 48.97

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 20,400                  | 20,400 | 20,400    | 13,748         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 800    | 0         | 371            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 21,200                  | 21,200 | 21,200    | 14,119         | 14,119      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-033-00   | 2026 Est. T.C.V.    | LEWIS DONALD J       |
| Property Class: 401 |                     | 7063 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

2020000714 L509 P073/99 L401 P241/95 L807 P154/04 PRT NW 1/4 SEC 31 COM NW SEC  
 COR TH E 129.5 FT TO C/L CO RD TH ALG C/L S 48 DEG 47'15" E 337.57 FT TO P.C. OF  
 1 DEG CURVE TO RIGHT TH 212.43 FT ALG SD CURV TO POB TH CONT ALG SD CURVE 150 FT  
 TH N 41 DEG 13'13" E 619.67 FT TH W ALG N SEC LN 199.4 FT TH S 41 DEG 12' 45" W  
 483.55 FT TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|--------------------------------|
| A 100' @ 600/FF                         | 100.00   | 550.00 | 0.8677 | 1.0829 | 600  | 100   |                        | 56,376                         |
| A 100' @ 600/FF                         | 50.00    | 550.00 | 0.8677 | 1.0829 | 600  | 50    | SURPLUS: ZONING 100 FT | 14,094                         |
| 150 Actual Front Feet, 1.89 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 70,470 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 150  | 0      | 0          |
| D/W/P: 4in Concrete        | 7.10  | 864  | 0      | 0          |
| D/W/P: Patio Blocks        | 15.89 | 20   | 0      | 0          |
| D/W/P: 3.5 Concrete        | 6.71  | 99   | 0      | 0          |
| Wood Frame                 | 35.72 | 64   | 50     | 1,143      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,643      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1598 SF Floor Area = 1598 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,598 |          |            |
| Total:  |          |            |       | 243,591  | 158,333    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 82 | 2,531 | 1,645 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,408 | 4,165 |
| Treated Wood | 348 | 5,850 | 3,802 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 730 | 25,966 | 16,878 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 43 | 2,960 | 1,924 |
|------------|----|-------|-------|

##### Local Cost Items

Parcel Number: 45-006-031-033-00

Page: 2

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 307,258 | 199,717 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 439,377

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-033-00 | = | 513,490 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 321.33, Most recent sale 06/01/2004 for 205,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 219,900                 | 219,900 | 219,900   | 116,022        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 36,800  | 0         | 3,132          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 256,700                 | 256,700 | 256,700   | 119,154        | 119,154     | 119,154 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-034-00   | 2026 Est. T.C.V.    | ANDERSON PETER F TRUST |
| Property Class: 402 |                     | W TRUMBULL RD          |
| Map #: 7            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

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L286 P957/88 NE 1/4 OF SE 1/4 SEC 31 T29N R13W 40 A.

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate  | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|-------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 40.00 Acres |       | 14000 | 100   |                         | 560,000 |
|                  |          | 40.00 | Total Acres |       |       |       | Total Est. Land Value = | 560,000 |

---

2026 Est. T.C.V. 006-031-034-00 = 560,000

Est. TCV/Total Floor Area = 350.44, Most recent sale 03/04/1988 for 35,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 280,000                 | 280,000 | 280,000 | 44,160       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 1,192          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 280,000                 | 280,000 | 280,000 | 45,352       | 45,352         | 0       |  |

45-006-031-034-15  
Property Class: 401  
Map #: 5

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

WHITE DAVID & MARY FAMILY TRUST  
3710 W GLENWAY LN  
MAPLE CITY, MI 49664

L1187P57 PARCEL A THAT PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE WEST SECTION LINE SOUTH 00°16'15" WEST, 279.45 FEET; THENCE ALONG THE BOUNDARY LINE OF THE PLAT OF DEERWOOD ACRES, SOUTH 50°13'55" EAST, 306.77 FEET; THENCE SOUTH 4R30'55" EAST, 421.06 FEET; THENCE SOUTH 44°47'55" EAST, 444.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°47'55" EAST, 108.82 FEET; THENCE NORTH 45°12'05" EAST, 267.00 FEET; THENCE LEAVING SAID PLAT LINE AND GOING ALONG THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. 675, SOUTH 44°41'30" EAST, 67.29 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF GLENWAY DRIVE, SOUTH 49°08'50" WEST, 271.52 FEET; THENCE SOUTH 45°38'10" EAST, 33.12 FEET; THENCE SOUTH 49°08'50" WEST, 124.33 FEET; THENCE SOUTH 28°15'50" WEST, 246.94 FEET; THENCE SOUTH 40°12'20" WEST, 20.38 FEET TO THE SHORE OF BROOK HARBOR LAKE; THENCE ALONG SAID SHORE, NORTH 64°28'40" WEST, 102.05 FEET (CROSSING GLENWAY DRIVE); THENCE ALONG SAID SHORE NORTH 38°45'40" WEST, 138.00 FEET; THENCE NORTH 42°01'58" EAST, 404.66 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN; THENCE ALONG THE WEST SECTION LINE, SOUTH 00°16'15" WEST, 279.45 FEET; THENCE ALONG THE BOUNDARY LINE OF THE PLAT OF DEERWOOD ACRES, SOUTH 50°13'55" EAST, 306.77 FEET; THENCE SOUTH 47°30'55" EAST, 331.10 FEET TO THE SOUTHWEST CORNER OF DEERWOOD DRIVEWAY AND THE POINT OF BEGINNING; THENCE SOUTH 4R30'55" EAST, 89.96 FEET; THENCE SOUTH 44°47'55" EAST, 553.40 FEET; THENCE LEAVING SAID PLAT LINE, SOUTH 44°47'55" EAST, 15.80 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF GLENWAY DRIVE, NORTH 49°08'50" EAST, 267.55 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. 675, SOUTH 44°41'30" EAST 33.07 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF GLENWAY DRIVE, SOUTH 49°08'50" WEST, 300.56 FEET; THENCE NORTH 44°47'55" WEST, 599.20 FEET; THENCE NORTH 4R30'55" WEST, 89.18 FEET; THENCE NORTH 42°29'05" EAST, 33.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ZONING LAWS AND ORDINANCES AFFECTING THE PREMISES, AND RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

FORMERLY ABBREVIATED AS L278 P843 L524 P665/99 L582 P286/01 PRT GOVT LOT 1 & 2 COM NW COR SEC 31 TH ALG W SEC LN S 0 DEG 16' 15" W 279.45 FT TH ALG PLAT DEERWOOD ACRES S 50 DEG 13' 55" E 306.77 FT TH S 47 DEG 30'55" E 421.06 FT TH S 44 DEG 47'55" E 444.58 FT TO POB TH S 44 DEG 47'55" E 108.82 FT TH N 45 DEG 12'05" E 267 FT TH S 44 DEG 41' 30" E 67.29 FT TH ALG SELY LN PVT DRIVE S 49 DEG 08'50" W 271.52 FT TH S 45 DEG 38'10" E 33.12 FT TH S 49 DEG 08'50" W 124.33 FT TH S 28 DEG 15'50" W 246.94 FT TH S 40 DEG 12'20" W 20.38 FT TO SHR BROOK LAKE TH ALG SD SHR N 64 DEG 28'40" W 102.05 FT TH N 38 DEG 45'40" W 138 FT TH N 42 DEG 01'58" W 404.66 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason      | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------|---------|
| D 100' @ 1400/                          | 234.00   | 428.15 | 0.8085 | 1.0930 | 1400 | 100   | BROOKS LAKE | 289,507 |
| 234 Actual Front Feet, 2.30 Total Acres |          |        |        |        |      |       |             |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |             | 289,507 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1866 SF Floor Area = 1866 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,866 |          |            |
| Total:  |          |             |       | 270,355  | 237,917    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,277 |
| 3 Fixture Bath     | 1 | 4,567 | 4,019 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,208 |
| Water Well, 100 Feet | 1 | 5,847 | 5,145 |

## Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 36  | 1,900  | 1,672  |
| WPP | 936 | 14,836 | 13,056 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 617 | 25,568 | 22,500 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,323 |
| Door Opener         | 1   | 537    | 473    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,435 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,697 |
|------------------|---|-------|-------|

Totals: 335,308 295,076

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 649,167

2026 Est. T.C.V. 006-031-034-15 = 943,674

Est. TCV/Total Floor Area = 505.72, Most recent sale 09/17/2021 for 525,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 406,000                 | 406,000 | 406,000   | 262,913        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 65,800  | 0         | 7,098          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 471,800                 | 471,800 | 471,800   | 270,011        | 270,011     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-034-17   | 2026 Est. T.C.V.    | BROWN DAVID          |
| Property Class: 401 |                     | 3700 W GLENWAY LN    |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L455 P129 L490 P221 L541 P766/00 PRT GOVT LOT 1 & 2 SEC 31 COM NW COR SD SEC TH  
 ALG W LN S 0 DEG 16'15" W 279.45 FT TH ALG PLAT OF DEERWOOD ACRES S 50 DEG  
 13'55" E 306.77 FT TH S 47 DEG 30' 55" E 421.06 FT TH S 44 DEG 47'55" E 312.58  
 FT TO POB TH S 44 DEG 47'55" E 132 FT TH S 42 DEG 01'58" W 404.66 FT TH ALG SHR  
 BROOK LAKE N 38 DEG 45'40" W 12 FT TH N 54 DEG 25'10" W 113.18 FT TH N 39 DEG  
 17'10" W 14.86 FT TH N 43 DEG 00'50" E 420.6 FT TO POB SUBJECT TO & TOGETHER  
 WITH NON-EXCLUSIVE EASEMENT SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 113.60   | 410.00      | 0.9686 | 0.9853 | 1100       | 100   | BROOKS LAKE  | 119,261 |
| 114 Actual Front Feet, | 1.07     | Total Acres |        |        | Total Est. |       | Land Value = | 119,261 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 80   | 50     | 1,380      |
| D/W/P: 4in Ren. Conc.     | 8.33  | 1200 | 0      | 0          |
| D/W/P: 4in Ren. Conc.     | 8.33  | 2800 | 0      | 0          |
| Wood Frame                | 29.37 | 100  | 50     | 1,468      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,348     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Hot Water

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,680  |          |            |
|         |          |             | Total: | 253,912  | 190,430    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                     |     |        |        |
|---------------------|-----|--------|--------|
| WPP                 | 482 | 8,739  | 6,554  |
| WPP                 | 143 | 4,038  | 3,028  |
| CCP (1 Story)       | 336 | 8,820  | 6,615  |
| Foundation: Shallow | 336 | -1,737 | -1,303 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 322 | 5,564 | 4,173 |
| Treated Wood | 292 | 5,215 | 3,911 |

#### Garages

Class: C Exterior: Pole (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 392  | 5,292  | 3,969  |
| Door Opener         | 1    | 537    | 403    |
| Base Cost           | 1477 | 47,042 | 35,281 |

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 403    |
| Base Cost   | 1968 | 47,468 | 35,601 |



Parcel Number: 45-006-031-034-17

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## Built-Ins

Appliance Allow.

|   |       |       |
|---|-------|-------|
| 1 | 2,767 | 2,075 |
|---|-------|-------|

## Fireplaces

Prefab 1 Story

|   |       |       |
|---|-------|-------|
| 1 | 2,593 | 1,945 |
|---|-------|-------|

## Local Cost Items

GENERATOR

|   |   |   |           |
|---|---|---|-----------|
| 1 | 1 | 1 | *95% Good |
|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 407,435 | 305,570 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 672,254

2026 Est. T.C.V. 006-031-034-17

= 801,863

Est. TCV/Total Floor Area = 477.30, Most recent sale 10/15/1998 for 269,500

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 382,100       | 382,100        | 382,100 | 261,837      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 18,800         | 0       | 0            | 7,069          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 400,900       | 400,900        | 400,900 | 268,906      | 268,906        | 268,906 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-034-18   | 2026 Est. T.C.V.    | KASHERSKY JOHN T & HEATHER T |
| Property Class: 401 |                     | 3690 W GLENWAY LN            |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L463 P687/98 SURVEY L8 P236 L800 P986/04 2003 DESC REVISED PARCEL C-1 - PRT OF GOVT LOTS 1 & 2 SEC 31 COM NW COR SD SEC TH ALG W SEC LN S 00 DEG 16'15" W 279.45 FT TH ALG BDRY LN OF PLAT OF DEERWOOD ACRES S 50 DEG 13'55" E 306.77 FT TH S 47 DEG 30'55" E 143.22 FT FOR POB TH S 47 DEG 30'55" E 277.87 FT TH S 44 DEG 47'55" E 211.58 FT TH LEAVING SD PLAT LN S 48 DEG 16'37" W 229.94 FT TH S 18 DEG 52'53" W 112.35 FT TH S 43 DEG 03'35" W 82.46 FT TH ALG SHR BROOK HARBOR LAKE N 39 DEG 17'10" W 33.26 FT TH N 32 DEG 24'30" W 424.45 FT TH N 00 DEG 01'10" W 99.93 FT TH N 42 DEG 29'05" E 235.30 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 31 T29N R13W 3.92 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj.                   | Reason | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------------------------|--------|---------|
| D 100' @ 1100/                          | 110.00   | 1552.32 | 0.9765 | 1.3744 | 1100 | 100                     |        | 162,390 |
| 110 Actual Front Feet, 3.92 Total Acres |          |         |        |        |      | Total Est. Land Value = |        | 162,390 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks | 15.89 | 252  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1458 SF Floor Area = 1492 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,458  |          |            |
| 1 Story | Siding   | Overhang   | 34     |          |            |
|         |          |            | Total: | 228,777  | 171,583    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1458 | 28,198 | 14,099 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,086  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 75  | 4,403 | 3,302 |
| WPP           | 273 | 5,444 | 4,083 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 118 | 2,859 | 2,144 |
| Composite    | 240 | 4,891 | 3,668 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 16,429 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |

Parcel Number: 45-006-031-034-18

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Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 325,421 | 237,015 |
|---------|--|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 521,433

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2026 Est. T.C.V. 006-031-034-18 = 688,823

Est. TCV/Total Floor Area = 461.68, Most recent sale 04/23/2004 for 330,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 323,200       | 323,200    | 323,200 | 206,353      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,200     | 0       | 0            | 5,571          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 344,400       | 344,400    | 344,400 | 211,924      | 211,924        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-031-034-19   | 2026 Est. T.C.V.    | KASMERKY JOHN T & HEATHER T |
| Property Class: 402 |                     | W GLENWAY LN                |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

PER LDA & SURVEY L8 P236 L800 P986/04 2003 SPLIT FROM 006-031-034-18 PARCEL C-2  
 - PRT OF GOVT LOTS 1 & 2 SEC 31 COM NW COR SD SEC TH S 00 DEG 16'15" W ALG W SEC  
 LN 279.45 FT TH ALG BDRY LN OF PLAT OF DEERWOOD ACRES S 50 DEG 13'55" E 306.77  
 FT TH S 47 DEG 30'55" E 421.09 FT TH S 44 DEG 47'55" E 211.58 FT TO POB TH S 44  
 DEG 47'55" E 101.00 FT TH LEAVING SD PLAT LN S 43 DEG 03'35" W 420.36 FT TH ALG  
 SHR BROOKS LAKE N 39 DEG 17'10" W 76.50 FT TH N 43 DEG 03'35" E 82.46 FT TH N 18  
 DEG 52'53" E 112.35 FT TH N 48 DEG 16'37" E 229.94 FT TO POB TOGETHER WITH &  
 SUBJECT TO EASEMENT SEC 31 T29N R13W 1.03 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| D 100' @ 1100/                         | 76.50    | 586.49 | 1.0693 | 1.0776 | 1100 | 100   | BROOKS LAKE             | 96,958 |
| 77 Actual Front Feet, 1.03 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 96,958 |

|                             |                                        |        |                |
|-----------------------------|----------------------------------------|--------|----------------|
| 2026 Est. T.C.V.            | 006-031-034-19                         | =      | 96,958         |
| Est. TCV/Total Floor Area = | 64.99, Most recent sale 04/23/2004 for | 0      |                |
| 2025 Assessed               | MBOR                                   | S.E.V. | Base for Cap   |
| 62,900                      | 62,900                                 | 62,900 | 38,925         |
| 2026                        | New Eq. Adjustment                     | Loss   | Additions      |
| 0                           | -14,400                                | 0      | 0              |
| 2026 Assessed               | MBOR                                   | S.E.V. | Capped         |
| 48,500                      | 48,500                                 | 48,500 | 39,975         |
|                             |                                        |        | 39,975         |
|                             |                                        |        | Tax Adjustment |
|                             |                                        |        | 1,050          |
|                             |                                        |        | Losses         |
|                             |                                        |        | 0              |
|                             |                                        |        | PRE/MBT        |
|                             |                                        |        | 0              |

45-006-031-034-32  
Property Class: 401  
Map #: 5

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DUFF JAMES G & BEVERLY L  
7200 S DUNNS FARM RD  
MAPLE CITY, MI 49664

PARCEL A OF THE SURVEY. PART OF THE NORTHWEST ONE-QUARTER, AND PART OF GOVERNMENT LOTS 1 AND 2, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31: THENCE SOUTH 87°00'44" EAST, 1 790.26 FEET ALONG THE NORTH LINE OF SAID SECTION 31, TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1: THENCE SOUTH 02°11'16" WEST, 1,510.66 FEET, ALONG THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 31. TO THE POINT OF BEGINNING: THENCE SOUTH 43°31'02" EAST, 417.30 FEET; THENCE NORTH 88°02'35" WEST 298.68 FEET, TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 02°11'16" WEST. 758.34 FEET, ALONG THE EAST LINE OR SAID GOVERNMENT LOT 2. THENCE SOUTH 87°37'06" EAST. 428.81 FEET. TO THE CENTERLINE OF COUNTY ROAD 675; THENCE SOUTH 10°55'24" WEST, 121.39 FEET, ALONG SAID CENTERLINE OF COUNTY ROAD 675: THENCE NORTH 87°37'06" WEST, 410.37 FEET, ALONG THE EAST-WEST ONE-QUARTER LINE OR SAID SECTION 31, TO THE SOUTHEAST CORNER OR GOVERNMENT LOT 2 OR SAID SECTION 31, THENCE NORTH 87°41'28" WEST, 474.78 FEET, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 08°19'17" EAST, 199.85 FEET; THENCE NORTH 07°40'42" WEST, 67.22 FEET: THENCE SOUTH 64°48'46" WEST, 180.32 FEET; THENCE NORTH 43°00'13" WEST, 17.32 FEET: THENCE SOUTH 21°35'47" WEST, 27.22 FEET; THENCE SOUTH 59°32'04" WEST, 171.98 FEET, TO A POINT ON A SHORELINE TRAVERSE LINE OF GLEN LAKE, THENCE NORTH 39°30'48" WEST, 196.42 FEET TO THE SOUTHWEST CORNER OF LOT 1, PLAT OF HARBOR ISLAND SUBDIVISION, THENCE CONTINUING NORTH 39°30'48" WEST, 20.19 FEET, THENCE ALONG A CHANNEL EASEMENT LINE IN SAID PLAT THE FOLLOWING FOUR (4) COURSES; THENCE NORTH 58°23'29" EAST, 182.72 FEET, THENCE NORTH 47°50'33" EAST, 34.11 FEET, THENCE NORTH 40°44'13" EAST, 67.89 FEET; THENCE NORTH 16°02'00" EAST. 90.66 FEET, THENCE NORTH 48°10'11" EAST, 374.95 FEET. LEAVING SAID CHANNEL EASEMENT LINE AND CROSSING A PORTION OF BROOK-HARBOR LAKE, TO A POINT ON A SHORELINE TRAVERSE LINE OR SAID LAKE, THENCE ALONG SAID SHORELINE TRAVERSE LINE THE FOLLOWING THREE (3) COURSES: THENCE NORTH 21°48'27" WEST, 227.98 FEET THENCE NORTH 42°25'01" WEST, 104.89 FEET; THENCE NORTH 65°55'54" WEST, 213.02 FEET; THENCE NORTH 42°44'44" EAST, 282.70 FEET, LEAVING SAID SHORELINE TRAVERSE LINE; THENCE NORTH 44°18'30" WEST. 274.77 FEET, TO A POINT ON THE CENTERLINE OF A 66.00 FOOT WIDE EASEMENT DESCRIBED IN LIBER 124, PAGE 279, THENCE NORTH 50°29'59" EAST, 271.54 FEET, ALONG SAID EASEMENT CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT OR WAY LINE OF COUNTY ROAD 615; THENCE SOUTH 43°31'02" EAST, 841.32 FEET, TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 02°11'16" EAST, 46.05 FEET, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS-OF-WAY OF COUNTY ROAD 675 AND GLENWAY LANE OVER A PORTION THEREOF. SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS, IF ANY. SAID PARCEL CONTAINS 22.19 ACRES MORE OR LESS.  
SPLIT PART -020-20 & COMBINE 031-034-20 ON 06/02/2025 FROM 006-031-034-31;

Split/Comb. on 06/02/2025 completed 06/02/2025 TIM ;  
Parent Parcel(s): 006-031-034-31;  
Child Parcel(s): 006-031-034-32, 006-031-020-20;  
-----

2011 ROLL COMBINED WITH 031-020-20 PER OWNERS REQUEST JIM DUFF 334-7455

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

| Description                              | Frontage | Depth      | Front                   | Depth  | Rate  | %Adj. | Reason | Value     |
|------------------------------------------|----------|------------|-------------------------|--------|-------|-------|--------|-----------|
| GROUP A 21000                            | 297.19   | 696.70     | 0.8085                  | 0.9988 | 21000 | 100   |        | 5,040,032 |
| OFF WATER RURAL TYPE                     |          | 9.57 Acres | 14000                   | 100    |       |       |        | 133,938   |
| OFF WATER CONSERVATION EA                |          | 9.14 Acres | 1200                    | 100    |       |       |        | 10,968    |
| 297 Actual Front Feet, 23.46 Total Acres |          |            | Total Est. Land Value = |        |       |       |        | 5,184,938 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size  | % Good | Cash Value |
|----------------------------|-------|-------|--------|------------|
| Fencing: Wd, Split, 3 Rail | 24.67 | 100   | 50     | 1,233      |
| Fencing: Wd, Solid, 6 ft.  | 42.49 | 142   | 50     | 3,017      |
| Fencing: Wd, Solid, 5 ft.  | 37.85 | 33    | 50     | 624        |
| D/W/P: Asphalt Paving      | 4.01  | 660   | 50     | 1,323      |
| D/W/P: Asphalt Paving      | 4.01  | 1400  | 50     | 2,807      |
| D/W/P: Asphalt Paving      | 4.01  | 17000 | 50     | 34,085     |
| D/W/P: Asphalt Paving      | 4.01  | 2250  | 50     | 4,511      |

Parcel Number: 45-006-031-034-32

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|                                                     |       |    |    |        |
|-----------------------------------------------------|-------|----|----|--------|
| Wood Frame                                          | 58.46 | 28 | 50 | 818    |
| Wood Frame                                          | 47.09 | 84 | 50 | 1,978  |
| Total Estimated Land Improvements True Cash Value = |       |    |    | 50,396 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 5113 SF Floor Area = 7315 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|------------|----------|-------------|-------|-----------|------------|
| 1.25 Story | Siding   | Crawl Space | 5,113 |           |            |
| 1 Story    | Siding   | Overhang    | 924   |           |            |
| Total:     |          |             |       | 1,290,327 | 1,058,111  |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,671  |
| 3 Fixture Bath     | 6 | 61,651 | 50,554 |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 2 | 23,438 | 19,219 |
| Water Well, 200 Feet | 1 | 13,136 | 10,772 |

## Porches

|                |      |        |        |
|----------------|------|--------|--------|
| CCP (1 Story)  | 156  | 6,488  | 5,320  |
| CCP (1 Story)  | 99   | 4,261  | 3,494  |
| CCP (1 Story)  | 80   | 3,506  | 2,875  |
| CCP (1 Story)  | 96   | 4,144  | 3,398  |
| CGEP (1 Story) | 436  | 38,978 | 31,962 |
| CPP            | 1100 | 18,172 | 14,901 |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 966 | 63,176 | 51,804 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,939 |
| Door Opener         | 3   | 2,257  | 1,851  |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 2,257  | 1,851  |
| Base Cost   | 1349 | 84,974 | 69,679 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,617 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| Interior 2 Story  | 1 | 9,604  | 7,875 |
| 2nd on Same Stack | 1 | 6,044  | 4,956 |
| Exterior 2 Story  | 1 | 11,786 | 9,665 |

Totals: 1,650,722 1,353,636

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 3,654,817

2026 Est. T.C.V. 006-031-034-32 = 8,890,151

Est. TCV/Total Floor Area = 1215.33

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |           |  |
|-------------------------|-----------|-----------|--------------|----------------|-----------|--|
| 0                       | 0         | 0         | 2,954,949    | 2.70           |           |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses    |  |
| 4,445,100               | 0         | 0         | 0            | 3,034,732      | 0         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 4,445,100               | 4,445,100 | 4,445,100 | 3,034,732    | 3,034,732      | 3,034,732 |  |

45-006-031-034-35  
 Property Class: 402  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

DUFF JAMES G & BEVERLY L  
 S BIRCHWAY DR  
 MAPLE CITY, MI 49664

PART OF GOV LOTS 1 & 2 SEC 31, T29 N, R13 W, DESC AS: A 33 FT WIDE PARCEL OF LAND BETWEEN WATERS OF GLEN LAKE & BROOK HARBOR LAKE, BEARING A BOAT CHANNEL WITH MAINTENANCE LANE, DESC AS FOLLOWS: COM AT NW CNR POST OF SEC 31, TH S 1394.91 FT ON THE WESTERN SEC LINE TO MEANDER POST ON THE SHORELINE OF GLEN LAKE TH S 17° 50' E, 135.27 FT, TH S 30° 12' 45" E, 101.54 FT, TO POB, TH S 33.04 FEET, TH N57° 01' 30" E, 355.34 FT, ALONG NORTHERLY LINE OF HARBOR ISLAND SUB TO SHORE OF BROOK HARBOR LAKE, TH N 23° 38' 10" W, 33 FT M/1, TO A CONCRETE MONUMENT MARKING THE SE CNR OF BROOK HAVEN RESORT, TH S 54° 04' 40" W, 359.17 FT TO POB. SAID PARCEL INCLUDES RIPARIAN RIGHTS ON GLEN LAKE, BROOK HARBOR LAKE, AND CHANNEL EASEMENT CONNECTING THE TWO LAKES.

# Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                            | Value  |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-----------------------------------|--------|
| GROUP A 21000                          | 33.00    | 356.00 | 1.0000 | 0.8445 | 21000 | 5     | NORTH CHANNEL PROPERTY - WATERWAY | 29,261 |
| 33 Actual Front Feet, 0.27 Total Acres |          |        |        |        |       |       | Total Est. Land Value =           | 29,261 |

2026 Est. T.C.V. 006-031-034-35 = 29,261

Est. TCV/Total Floor Area = 4.00, Most recent sale 12/16/2009 for 25,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|--------|-----------|----------------|---------------------|
| 13,900                  | 13,900 | 13,900    | 13,098         | 2.70                |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses              |
| 0                       | 700    | 0         | 353            | 0                   |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 14,600                  | 14,600 | 14,600    | 13,451         | 13,451              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-034-50   | 2026 Est. T.C.V.    | BROOKHAVEN LTD       |
| Property Class: 402 |                     | S BROOKS RD          |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L220 P318 L289 P915-918 L326 P799/91 PRT GOVT LOT 1 COM NW SEC COR TH S 0 DEG  
 06' 15" W 279.45 FT FOR POB TH S 50 DEG 13' 55" E 306.77 FT TH S 47 DEG 30' 55"  
 E 143.22 FT TH S 42 DEG 29' 05" W 235.47 FT TH N 78 DEG 05' 05" W 187.20 FT TH N  
 0 DEG 06' 15" E ALG W SEC LN 427.96 FT TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 300.00   | 363.00 | 0.6670 | 0.9760 | 600  | 100   |                         | 117,188 |
| A 100' @ 600/FF                         | 18.00    | 363.00 | 0.6670 | 0.9760 | 600  | 50    | SURPLUS: ZONING 100 FT  | 3,516   |
| 318 Actual Front Feet, 2.65 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 120,704 |

2026 Est. T.C.V. 006-031-034-50 = 120,704

Est. TCV/Total Floor Area = 16.50

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 67,800        | 67,800     | 67,800 | 30,803       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -7,400     | 0      | 0            | 831            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 60,400        | 60,400     | 60,400 | 31,634       | 31,634         | 0       |  |



45-006-031-035-01  
Property Class: 401  
Map #: 5

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

C&U POSTER ADVERTISING CO  
7281 S BROOKS RD  
MAPLE CITY, MI 49664

PARCEL #006-031-035-00: (AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)

A PARCEL OF LAND PART IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST AND ALSO IN SECTION 36 TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 01 °18'26" WEST, 707.60 FEET ALONG THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE CENTERLINE OF BROOKS ROAD; THENCE SOUTH 76°49'22" EAST, 186.11 FEET THENCE SOUTH 01 °16'39" WEST, 99.90 FEET; THENCE SOUTH 31 °06'39" EAST, 424.58 FEET; THENCE SOUTH 58° 12'43" WEST, 100.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°32'46" EAST, 170.35 FEET ON A TRAVERSE LINE ALONG THE SHORE OF BROOKS LAKE TO A LINE ALONG THE NORTH SIDE OF A CHANNEL BETWEEN BROOKS LAKE AND BIG GLEN LAKE; THENCE ALONG SAID LINE SOUTH 58°19'13" WEST, 359.84 FEET TO A TRAVERSE LINE ALONG THE SHORE OF BIG GLEN LAKE; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES, NORTH 34° 18'28" WEST, 103.19 FEET; THENCE NORTH 24°48'29" WEST, 92.76 FEET; THENCE NORTH 42°06'42" WEST, 4.43 FEET; THENCE NORTH 65°24'00" EAST, 35.35 FEET; THENCE NORTH 85°11'59" EAST, 55.00 FEET; THENCE NORTH 58° 19'13" EAST, 60.00 FEET; THENCE NORTH 19°28'55" EAST, 80.00 FEET; THENCE NORTH 58°19'13" EAST, 175.43 FEET; THENCE SOUTH 31 °03'24" EAST, 52.29 FEET TO THE POINT OF BEGINNING. CONTAINING 1.74 ACRES MORE OR LESS. TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL EXTENDED TO THE SHORE OF BIG GLEN LAKE AND BROOKS LAKE, WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO. SUBJECT TO AN EASEMENT 15 FEET IN WIDTH AS RECORDED IN LIB ER 1190, PAGE 573.

8/10 /2020 BOUNDARY LINE CHANGE WITH ADJ PIN MAKE BECOMES 006-031-035-01. PRIOR PIN 006-031-035-00 BECOMES REFERENCE.

Split/Comb. on 08/10/2020 completed 08/10/2020 TIM ;

Parent Parcel(s): 006-031-035-00;

Child Parcel(s): 006-031-035-01;

-----  
LU2020-03 PROPERTY LINE ADJUSTMENT APPROVED BY ZONING

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason          | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|-----------------|-----------|
| GROUP A 21000                                                   | 100.00   | 378.25 | 0.8923 | 0.8574 | 21000 | 100   |                 | 1,606,489 |
| GROUP A 21000                                                   | 100.38   | 378.25 | 0.8923 | 0.8574 | 21000 | 50    | SURPLUS: ZONING | 806,297   |
| 200 Actual Front Feet, 1.74 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                 | 2,412,786 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 6.71  | 500  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 4275 | 0      | 0          |
| Wood Frame            | 28.26 | 126  | 50     | 1,780      |
| Wood Frame            | 28.51 | 120  | 50     | 1,710      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,490      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1998 SF Floor Area = 1998 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,998 |          |            |
| Total:  |          |             |       | 273,388  | 177,711    |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Parcel Number: 45-006-031-035-01

Page: 2

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 4 | 19,127 | 12,433 |
| Water Well, 100 Feet | 1 | 5,847  | 3,801  |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 172 | 9,787 | 6,362 |
| WCP (1 Story)  | 61  | 3,845 | 2,499 |

## Deck

|                                    |     |        |       |
|------------------------------------|-----|--------|-------|
| Treated Wood w/Roof (Deck Portion) | 60  | 1,924  | 1,251 |
| Treated Wood w/Roof (Roof portion) | 60  | 1,165  | 757   |
| Treated Wood                       | 102 | 2,550  | 1,657 |
| Treated Wood                       | 821 | 10,665 | 6,932 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 506 | 20,027 | 13,018 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 350,361 227,745

Notes: 7281 HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 614,912

2026 Est. T.C.V. 006-031-035-01 = 3,036,188

Est. TCV/Total Floor Area = 1519.61, Most recent sale 06/28/1996 for 0

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,448,400     | 1,448,400  | 1,448,400 | 274,662      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 69,700     | 0         | 0            | 7,415          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,518,100     | 1,518,100  | 1,518,100 | 282,077      | 282,077        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-035-11   | 2026 Est. T.C.V.    | BROOKHAVEN LTD       |
| Property Class: 201 |                     | 7273 S BROOKS RD 5   |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

(SECTION 31 ONLY-AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)  
 A PARCEL OF LAND IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 01°18'26" WEST, 707.60 FEET ALONG THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE CENTERLINE OF BROOKS ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 76°49'22" EAST, 186.11 FEET THENCE SOUTH 01°16'39" WEST, 99.90 FEET; THENCE SOUTH 31°06'39" EAST, 424.58 FEET; THENCE SOUTH 58°12'43" WEST, 100.05 FEET; THENCE NORTH 31°03'24" WEST, 52.29 FEET; THENCE SOUTH 58°19'13" WEST, 175.43 FEET; THENCE SOUTH 19°28'55" WEST, 80.00 FEET; THENCE SOUTH 58°19'13" WEST, 60.00 FEET; THENCE SOUTH 85°11'59" WEST, 55.00 FEET; THENCE SOUTH 65°24'00" WEST, 23.20 FEET TO THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE CENTERLINE OF BROOKS ROAD; THENCE ALONG SAID LINE NORTH 01°18'26" EAST, 727.23 FEET TO THE POINT OF BEGINNING. CONTAINING 3.89 ACRES MORE OR LESS. TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL EXTENDED TO THE SHORE OF BROOKS LAKE WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO. SUBJECT TO AN EASEMENT FOR ACCESS 33 FEET IN WIDTH AS DESCRIBED IN LIBER 1190, PAGE 573. TOGETHER WITH AN EASEMENT 15 FEET IN WIDTH AS RECORDED IN LIBER 1190, PAGE 573. SUBJECT TO THE RIGHT OF WAY OF BROOKS ROAD AS RECORDED IN LIBER 564, PAGE 570 AND LIBER 564, PAGE 573.  
 BOUNDARY LINE TRANSFER ON 08/10/2020 FORMERLY 006-031-035-10

Split/Comb. on 08/10/2020 completed 08/10/2020 TIM ;  
 Parent Parcel(s): 006-031-035-10;  
 Child Parcel(s): 006-031-035-11;  
 -----  
 UNRECORDED 1989 WARRANTY DEED

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/                          | 704.00   | 240.69 | 0.6139 | 0.8625 | 1100       | 100   |              | 410,031 |
| 704 Actual Front Feet, 3.89 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 410,031 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good       | Cash Value |
|-----------------------------------|-------|------|--------------|------------|
| Wood Frame                        | 23.61 | 96   | 50           | 1,133      |
| Total Estimated Land Improvements |       | True | Cash Value = | 1,133      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Space Heater  
 Ground Area = 559 SF Floor Area = 559 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 559    |          |            |
|         |          |             | Total: | 69,862   | 45,410     |

#### Other Additions/Adjustments

|                    |   |       |     |
|--------------------|---|-------|-----|
| Plumbing           |   |       |     |
| Average Fixture(s) | 1 | 1,007 | 655 |

|         |    |       |       |
|---------|----|-------|-------|
| Porches |    |       |       |
| CPP     | 86 | 1,622 | 1,054 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 116 | 2,694 | 1,751 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 1,639 | 1,065 |

|         |        |        |
|---------|--------|--------|
| Totals: | 76,824 | 49,935 |
|---------|--------|--------|

Notes: 7273 UNIT1

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 99,871

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Space Heater

Ground Area = 536 SF Floor Area = 536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 536  |          |            |
| Total:  |          |             |      | 67,426   | 43,827     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 655 |
|--------------------|---|-------|-----|

## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CSEP (1 Story) | 90 | 3,907 | 2,540 |
|----------------|----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,639 | 1,065 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 73,979 | 48,087 |
|---------|--------|--------|

Notes: 7261 UNIT 2

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 96,174

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Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Space Heater

Ground Area = 553 SF Floor Area = 553 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 553  |          |            |
| Total:  |          |             |      | 69,227   | 44,997     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 655 |
|--------------------|---|-------|-----|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 256 | 4,570 | 2,970 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,639 | 1,065 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 76,443 | 49,687 |
|---------|--------|--------|

Notes: 7253 UNIT 3

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 99,374

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Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Space Heater

Ground Area = 530 SF Floor Area = 530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
|---------|----------|------------|------|----------|------------|

Parcel Number: 45-006-031-035-11

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|                                     |                    |             |         |        |        |
|-------------------------------------|--------------------|-------------|---------|--------|--------|
| 1 Story                             | Siding             | Crawl Space | 530     |        |        |
|                                     |                    |             | Total:  | 66,785 | 43,411 |
| Other Additions/Adjustments         |                    |             |         |        |        |
| Plumbing                            |                    |             |         |        |        |
|                                     | Average Fixture(s) |             | 1       | 1,007  | 655    |
| Deck                                |                    |             |         |        |        |
|                                     | Treated Wood       |             | 201     | 3,899  | 2,534  |
| Built-Ins                           |                    |             |         |        |        |
|                                     | Appliance Allow.   |             | 1       | 1,639  | 1,065  |
|                                     |                    |             | Totals: | 73,330 | 47,665 |
| Notes: 7549 UNIT 4                  |                    |             |         |        |        |
| ECF (2201 COMMERCIAL) 2.000 => TCV: |                    |             |         |        | 95,330 |

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Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Space Heater  
Ground Area = 675 SF Floor Area = 675 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

|                                     |                    |             |         |          |            |
|-------------------------------------|--------------------|-------------|---------|----------|------------|
| Stories                             | Exterior           | Foundation  | Size    | Cost New | Depr. Cost |
| 1 Story                             | Siding             | Crawl Space | 675     |          |            |
|                                     |                    |             | Total:  | 86,540   | 56,251     |
| Other Additions/Adjustments         |                    |             |         |          |            |
| Plumbing                            |                    |             |         |          |            |
|                                     | Average Fixture(s) |             | 1       | 1,209    | 786        |
| Deck                                |                    |             |         |          |            |
|                                     | Treated Wood       |             | 250     | 4,603    | 2,992      |
| Built-Ins                           |                    |             |         |          |            |
|                                     | Appliance Allow.   |             | 1       | 1,934    | 1,257      |
|                                     |                    |             | Totals: | 94,286   | 61,286     |
| Notes: 7241 UNIT 5                  |                    |             |         |          |            |
| ECF (2201 COMMERCIAL) 2.000 => TCV: |                    |             |         |          | 122,572    |

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: OLD TENNIS COURT

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 2: Multiples &amp; Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
Total Depreciated Cost = 0

|                       |      |          |      |       |           |
|-----------------------|------|----------|------|-------|-----------|
| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr.Cost |
| /CI17/SPOC/TENC/ASPCA | 7.65 | 7200     | 1.00 | 2     | 1,102     |

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 1 = 1,929

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,929

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Parcel Number: 45-006-031-035-11

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|                                                                       |         |                |
|-----------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-031-035-11                                       | =       | 926,414        |
| Est. TCV/Total Floor Area = 324.72, Most recent sale 08/14/1989 for 0 |         |                |
| 2025 Assessed                                                         | MBOR    | S.E.V.         |
| 475,700                                                               | 475,700 | 475,700        |
|                                                                       |         | Base for Cap   |
|                                                                       |         | 239,634        |
|                                                                       |         | IRM            |
|                                                                       |         | 2.70           |
| 2026 New Eq. Adjustment                                               | Loss    | Additions      |
| 0                                                                     | -12,500 | 0              |
|                                                                       |         | Tax Adjustment |
|                                                                       |         | 6,470          |
|                                                                       |         | Losses         |
|                                                                       |         | 0              |
| 2026 Assessed                                                         | MBOR    | S.E.V.         |
| 463,200                                                               | 463,200 | 463,200        |
|                                                                       |         | Capped         |
|                                                                       |         | 246,104        |
|                                                                       |         | ->Taxable<-    |
|                                                                       |         | 246,104        |
|                                                                       |         | PRE/MBT        |
|                                                                       |         | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-036-00   | 2026 Est. T.C.V.    | BROOK PINES LLC      |
| Property Class: 401 |                     | 3707 W GLENWAY LN    |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L231 P558 L538 P637/00 DC L595 P298/01 PRT GOVT LOT 2 SEC 31 COM AT W MEANDER  
 POST TH S 88 DEG 48' E 724.54 FT TO SE COR GOVTLT 2 TH N 0 DEG 34' 30" E  
 1130.37 FT TO INTER WITH SWLY R/W CO RD 675 TH N 44 DEG 48' 30" W 803.73 FT TO  
 SELY SIDE BDY OF PVT RD TH S 49 DEG 10' 30" W 271.04 FT FOR POB TH S 45 DEG 36'  
 30" E 168.70 FT TH CONT S 45 DEG 36' 30" E 73.00 FT TH S 41 DEG 28' 00" W 283.17  
 FT TO SHR BROOKS LAKE TH N 67 DEG 13' 40" W 20.00 FT ALG SHR TH N 72 DEG 47' W  
 200 FT ALG SHR TH N 40 DEG 14' E 20.30 FT TH N 28 DEG 17' 30" E 246.94 FT TH N  
 49 DEG 10' 30" E 124.33 FT TO POB SEC 31 T29N R13W 1.82 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason      | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------|---------------------------------|
| D 100' @ 1100/                          | 220.00   | 279.97 | 0.8211 | 0.8957 | 1100 | 100   | BROOKS LAKE | 177,978                         |
| 220 Actual Front Feet, 1.41 Total Acres |          |        |        |        |      |       |             | Total Est. Land Value = 177,978 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 39.96    | 24   | 50     | 479        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,979      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 988 SF Floor Area = 1482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 988    |          |            |
|           |          |             | Total: | 182,577  | 118,674    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|                                    |    |       |       |
|------------------------------------|----|-------|-------|
| Treated Wood                       | 91 | 2,395 | 1,557 |
| Treated Wood                       | 20 | 913   | 593   |
| Treated Wood w/Roof (Deck Portion) | 16 | 731   | 475   |
| Treated Wood w/Roof (Roof portion) | 16 | 360   | 234   |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 46 | 2,049 | 1,332 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,659 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 206,424 | 134,175 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 295,185

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1970

Parcel Number: 45-006-031-036-00

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(11) Heating System: Electric Baseboard  
 Ground Area = 0 SF Floor Area = 412 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 412    |          |            |
|         |          |            | Total: | 36,462   | 20,054     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

## Garages

|                                                            |      |        |        |
|------------------------------------------------------------|------|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 550  | 23,650 | 13,007 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 1132 | 40,209 | 22,115 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,404 |
|------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 107,091 | 58,900 |
|---------|---------|--------|

Notes: 3705

ECF (4031 RURAL) 2.200 =&gt; TCV: 129,580

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|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-036-00 | = | 605,722 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 319.81

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 294,500                 | 294,500 | 294,500 | 206,040      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 8,400   | 0       | 0            | 5,563          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 302,900                 | 302,900 | 302,900 | 211,603      | 211,603        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-031-037-00   | 2026 Est. T.C.V.    | SZEEZIL JENNIFER BERNSEN |
| Property Class: 401 |                     | 6965 S DUNNS FARM RD     |
| Map #: 5,2          | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L504 P549/99 L923 P703/06 PRT OF NW 1/4 OF SEC 31 & PRT OF SW 1/4 SEC 30 COM SW  
 SEC COR SEC 30 TH N 89 DEG 56' 35" E ALG S SEC LN 262.63 FT FOR POB TH N 38 DEG  
 01' 30" E 135.25 FT TH S 51 DEG 58' 30" E 172.60 FT TH S 39 DEG 46' 05" W 212.35  
 FT TO C/L CO RD 675 TH NWLY ALG SD C/L 172.6 FT TH N 38 DEG 01' 30" E 77.10 FT  
 TO POB SECS 30 & 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|--------|
| A 100' @ 600/FF        | 100.00   | 212.00      | 0.8263 | 0.8532 | 600        | 100   |                        | 42,304 |
| A 100' @ 600/FF        | 72.46    | 212.00      | 0.8263 | 0.8532 | 600        | 50    | SURPLUS: ZONING 100 FT | 15,327 |
| 172 Actual Front Feet, | 0.84     | Total Acres |        |        | Total Est. |       | Land Value =           | 57,630 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 2200 | 0      | 0          |
| Wood Frame          | 24.44 | 264  | 50     | 3,226      |
| Wood Frame          | 32.90 | 80   | 50     | 1,316      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 25              | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 7,042 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 912    |          |            |
|         |          |            | Total: | 150,845  | 98,049     |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,808 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 48 | 1,256 | 816 |
|-----|----|-------|-----|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 900 | 30,285 | 19,685 |
|-----------|-----|--------|--------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 209,919 | 136,448 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 300,186

2026 Est. T.C.V. 006-031-037-00

= 364,858

Parcel Number: 45-006-031-037-00

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 Est. TCV/Total Floor Area = 400.06, Most recent sale 12/01/2006 for 142,900

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 158,500       | 158,500        | 158,500 | 86,217       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 23,900         | 0       | 0            | 2,327          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 182,400       | 182,400        | 182,400 | 88,544       | 88,544         | 88,544  |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-031-037-01   | 2026 Est. T.C.V.    | RADLOFF TODD & KIMBERLY |
| Property Class: 402 |                     | S DUNNS FARM RD         |
| Map #: 2            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

PARCEL "4" IN SECTION 31: (AS SURVEYED)

A PARCEL OF LAND IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30 (N011HWEST CORNER OF SECTION 31); THENCE SOUTH 87°01 '00" EAST, 137.62 FEET ALONG THE NORTH LINE OF SECTION 31 TO THE CENTERLINE OF COUNTY ROAD 675 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 87°01 '00" EAST, 125.14 FEET; THENCE SOUTH 41 °05'27" WEST, 77.19 FEET TO THE CENTERLINE OF COUNTY ROAD 675; THENCE ALONG SAID CENTERLINE NORTH 48°56'05" WEST, 98.47 FEET TO THE POINT OF BEGINNING. CONTAINING 0.08 ACRES MORE OR LESS. SPLIT ON 08/22/2023 FROM 006-030-008-11.

Split/Comb. on 08/22/2023 completed 08/22/2023 TIM ;  
 Parent Parcel(s): 006-030-008-11;  
 Child Parcel(s): 006-030-008-06, 006-030-008-07, 006-030-008-08, 006-030-008-09, 006-031-037-01;  
 -----

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description               | Frontage | Depth | Front            | Depth | Rate | %Adj. | Reason                  | Value |
|---------------------------|----------|-------|------------------|-------|------|-------|-------------------------|-------|
| 4019 SEC 1 INFERIOR 9000/ |          |       | 0.08 Acres       |       | 9000 | 100   |                         | 720   |
|                           |          |       | 0.08 Total Acres |       |      |       | Total Est. Land Value = | 720   |

2026 Est. T.C.V. 006-031-037-01 = 720

Est. TCV/Total Floor Area = 0.79

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 400           | 400            | 400    | 377          | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 10             | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 400           | 400            | 400    | 387          | 387            | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-038-00   | 2026 Est. T.C.V.    | ANDERSON PETER F TRUST |
| Property Class: 401 |                     | 3023 W TRUMBULL RD     |
| Map #: 4            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

S 1/2 OF S 1/2 OF NE 1/4 ALSO COM 660 FT N OF SE COR NE 1/4 TH W 330 FT TH N 45 DEG E TO CTR OF HWY TH SELY ALG HWY TO BEG SEC 31 T29N R13W 40.25 A.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate  | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|-------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 40.00 Acres |       | 14000 | 100   |                         | 560,000 |
|                  |          | 40.00 | Total Acres |       |       |       | Total Est. Land Value = | 560,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1076 SF Floor Area = 1076 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,076  |          |            |
|         |          |             | Total: | 133,363  | 80,017     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

#### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 54 | 4,727 | 2,836 |
|----------------|----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

#### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 1152 33,189 19,913

Totals: 184,417 110,648

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 243,426

2026 Est. T.C.V. 006-031-038-00 = 808,426

Est. TCV/Total Floor Area = 751.33

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 383,900                 | 383,900 | 383,900 | 107,963      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 20,300  | 0       | 0            | 2,915          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 404,200                 | 404,200 | 404,200 | 110,878      | 110,878        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-039-10   | 2026 Est. T.C.V.    | LANPHIER LAURA R TRUST |
| Property Class: 401 |                     | 7698 S DUNNS FARM RD   |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L178 P696 L499 P311/99 PRT GOVT LOT 3 COM MEANDER POST ON SHR GLEN LAKE AT W END  
 E-W 1/4 LN TH S 21 DEG 26' 10" E 324.66 FT ALG SHR TH S 17 DEG 16' 10" E 421.64  
 FT ALG SHR TO POB TH S 88 DEG 48' E 775.34 FT TO C/L CO RD 675 TH S 9 DEG 45'  
 40" W 101.13 FT ALG C/L TH N 88 DEG 48' W 738.12 FT TH N 11 DEG 18' W 102.43 FT  
 ALG SHR TO POB SEC 31 T29N R13W. 1.67 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 751.02 | 1.0000 | 1.0177 | 21000 | 100   |                        | 2,137,261                         |
| GROUP A 21000                           | 2.00     | 751.02 | 1.0000 | 1.0177 | 21000 | 50    | SURPLUS: ZONING 100 FT | 21,373                            |
| 102 Actual Front Feet, 1.76 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,158,634 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31  | 2000 | 50     | 2,310      |
| D/W/P: 3.5 Concrete                                 | 6.71  | 128  | 50     | 429        |
| D/W/P: Asphalt Paving                               | 3.16  | 1800 | 50     | 2,844      |
| Ad-Hoc Unit-In-Place Items                          |       |      |        |            |
| Description                                         | Rate  | Size | % Good | Cash Value |
| /CI16/YARI/CHALF/04'/211                            | 14.00 | 1800 | 50     | 12,600     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 18,183     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 1973 SF Floor Area = 2970 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,973  |          |            |
| 0.5 Story | Siding   | Overhang    | 20     |          |            |
|           |          |             | Total: | 368,804  | 258,197    |

#### Other Additions/Adjustments

##### Plumbing

|                 |   |       |       |
|-----------------|---|-------|-------|
| 3 Fixture Bath  | 1 | 4,567 | 3,197 |
| Separate Shower | 1 | 1,336 | 935   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 36 | 2,745 | 1,921 |
| WCP (1 Story) | 9  | 679   | 475   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 267 | 4,923 | 3,446 |
| Treated Wood | 94  | 2,436 | 1,705 |
| Treated Wood | 327 | 5,621 | 3,935 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 47 | 2,094 | 1,466 |
|--------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 706 | 25,360 | 17,752 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 1   | 537    | 376    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 874 | 32,740 | 22,918 |
| Door Opener | 2   | 1,075  | 752    |

Parcel Number: 45-006-031-039-10

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## Built-Ins

Appliance Allow.

1

2,767

1,937

## Fireplaces

Exterior 2 Story

1

8,025

5,617

## Local Cost Items

GENERATOR

1

1

1

\*100% Good

Totals:

472,157

330,543

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV:

892,466

2026 Est. T.C.V. 006-031-039-10

= 3,069,283

Est. TCV/Total Floor Area = 1033.43, Most recent sale 09/14/2020 for 1,750,000

2025 Assessed MBOR S.E.V.

Base for Cap

IRM

1,463,600 1,463,600 1,463,600

929,345

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 71,000 0

0

25,092

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,534,600 1,534,600 1,534,600

954,437

954,437

954,437

45-006-031-039-20  
Property Class: 401  
Map #: 6

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DUTMERS FAMILY PARTNERSHIP  
7706 S DUNNS FARM RD  
MAPLE CITY, MI 49664

L196P559 L268P328 L295P94 PART OF GOVERNMENT LOTS 3 AND 4, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST

GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 0°-59'-40" EAST, 1248.34 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE NORTH 0°-59'-40" EAST, 83.82 FEET ALONG SAID NORTH AND SOUTH QUARTER LINE; THENCE SOUTH 88°-44'-20" EAST, 1323.84 FEET ALONG THE

SOUTH EIGHTH LINE OF SAID SECTION 31; THENCE NORTH 01°-06'-59" EAST, 1327.35 FEET ALONG THE EAST EIGHTH LINE OF SAID SECTION 31; THENCE NORTH 88°-31'-53" WEST, 1326.69 FEET ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 31; THENCE SOUTH 0°-59'-40" WEST, 998.8

FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31; THENCE NORTH 88°-31'-54.11 WEST, 1074.95 FEET; THENCE NORTH 88°-53'-35" WEST, 147.34 FEET; THENCE NORTH 75°-56' WEST, 133.78 FEET; THENCE NORTH 88°-48'-30" WEST, 143.74 FEET; THENCE SOUTH 08°-09' WEST, 137.41 FEET; THENCE NORTH 80°-18' WEST, 213.4 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 09°-42'-30" EAST, 341.46 FEET ALONG SAID TRAVERSE LINE; THENCE NORTH 88°-45'-40" EAST, 281.7 FEET; THENCE SOUTH 01°-14'-20" EAST, 17.17 FEET; THENCE SOUTH 88°-31'-54" EAST 1378.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 56.31 ACRES.

SUBJECT TO AND TOGETHER WITH A 33.0 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES THE CENTERLINE OF WHICH IS DESCRIBED AS BEING IN PART OF GOVERNMENT LOTS 3 AND 4 AND IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 88°-56'-50" EAST, 132.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 31; THENCE NORTH 0°-59'-40" EAST, 821.21 FEET, PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 55°-19'-06" WEST, 360.87 FEET; THENCE NORTH 70°-48'-14" WEST, 178.07 FEET; THENCE NORTH 58°-25'-55" WEST, 509.93 FEET; THENCE NORTH 55°-39'-34" WEST, 380.98 FEET TO THE CENTERLINE OF COUNTY ROAD #675 AND THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PARKING DESCRIBED AS BEING IN GOVERNMENT LOT 4, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 0°-59'-40" EAST, 1248.34 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31; THENCE NORTH 88°-31'-54" WEST, 1139.14 FEET TO THE CENTERLINE OF COUNTY ROAD #675; THENCE NORTH 09°-45'-10" EAST, 8.99 FEET ALONG SAID CENTERLINE; THENCE NORTH 86°-34'-40" WEST, 33.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°-34'-40" WEST, 34.0 FEET; THENCE SOUTH 03°-25'-20" WEST, 40.0 FEET; THENCE NORTH 86°-34'-40" WEST, 80.0 FEET; THENCE NORTH 03°-25'-20" EAST, 73.0 FEET; THENCE SOUTH 81°-08'-15" EAST, 117.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #675; THENCE SOUTH 09°-45'-10" WEST, 22.05 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH A 33.0 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES THE CENTERLINE OF WHICH IS DESCRIBED AS BEING IN PART OF GOVERNMENT LOT 3, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID

TO BE ATTACHED TO A QUIT CLAIM DEED

EXECUTED BY PATRICIA DUTMERS ON 12/26/88

ADDENDUM A - CONTINUED

URR?? 295 PAGE 96

SECTION 31; THENCE NORTH 0°-59'-40" EAST, 2283.69 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SECTION 31 TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 68°-08'-39" WEST, 89.88 FEET; THENCE NORTH 22°-35'-34" WEST, 268.75 FEET; THENCE NORTH 56°SS-

SGN WEST, 208.03 FEET; THENCE SOUTH 85°-37'-20., WEST, 204.76 FEET;  
 THENCE NORTH 88°-37'-33" WEST, 352.01 FEET TO THE CENTERLINE OF COUNTY  
 ROAD #675 AND THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.  
 SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD #675.  
 SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS, IF ANY.  
 PART OF GOVERNMENT LOT 4, SECTION 31, T 29 N, R 13 W, MORE FULLY DESCRIBED AS:  
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 0° 59'  
 40"  
 EAST, 1248.34 FT. ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31;  
 THENCE  
 NORTH 88° 31' 54" WEST, 1139.14 FT. TO THE CENTERLINE OF COUNTY ROAD 675 FOR  
 THE POINT OF BEGINNING; THENCE NORTH 88° 31' 54" WEST, 239.67 FT.; THENCE  
 NORTH  
 01° 14' 20" WEST, 17 .. 17 FT.; THENCE SOUTH 88° 45' 40" WEST, 281.7 FT .. TO A  
 TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 60° 42' 30" EAST, 24.00  
 FT. ALONG SAID TRAVERSE LINE; THENCE NORTH 87° 24' 30" EAST, 278.24 FT.; THENCE  
 SOUTH 1° 14' 20" EAST, 24.00 FT.; THENCE SOUTH 88° 35' 10" EAST, . 235.11 FT. TO  
 THE CENTERLINE OF COUNTY ROAD 675; THENCE NORTH 60° 45' 10" EAST, . 24.00 FT.  
 ALONG  
 SAID CENTERLINE TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.26 ACRES;  
 SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 675;  
 INCLUDING RIPARIAN RIGHTS OF GLEN LAKE;  
 SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND THE  
 INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES DESCRIBED AS BEING IN  
 GOVERNMENT LOT 4, . SECTION 31, . T 29 N, R 13 W, . GLEN ARBOR TOWNSHIP, LEEANAU  
 COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER  
 CORNER OF SAID SECTION 31; THENCE NORTH 0° 59' 40" EAST 10 1248.34 FT. ALONG THE  
 NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31; THENCE NORTH 88° 31' 54 .. WEST  
 1139.14 FT. TO THE CENTERLINE OF COUNTY ROAD 675; THENCE NORTH 60° 45' 10" EAST  
 .  
 8.99 FT. ALONG SAID CENTERLINE; THENCE NORTH 86° 34' 40" WEST, 33.11 FT. TO  
 THE POINT OF BEGINNING; THENCE NORTH 86° 34' 40" WEST, 34.0 FT.; THENCE SOUTH  
 3° 25' 20" WEST, . 40.0 FT.; THENCE NORTH 86° 34' 40" WEST, 80.0 FT.; THENCE  
 NORTH 3° 25' 20" EAST. 73.0 FT .. ; THENCE SOUTH 81° 08' 15" EAST, 117.0 FT. TO  
 THE  
 FORMERLY DESCRIBED ON THE ASSEMENT ROLL AS: PRT GOVT LOT 3 SEC 31 COM AT S 1/4  
 SEC COR TH N 00 DEG 59' 40" E 1665.52 FT FOR POB TH N 88 DEG 31' 54" W 1074. 95  
 FT TH N 88 DEG 53' 35" W 147.34 FT TH N 75 DEG 56' W 133.78 FT TH N 88 DEG 48'  
 30" W 143.74 FT TH S 08 DEG 09' W 137.41 FT TH N 80 DEG 18' W 213.4 FT TO TRAV  
 LN ON SHR GLEN LAKE TH SLY ALG SD TRAV LN TO S LN GOVT LOT 3 TH E ALG SD S LN TO  
 E LN GOVT LOT 3 TH N ALG SD E LN TO POB SEC 31 T29N R13W.

1988 EXEMPT TRANSFER OF LOT LINE TO ADJACENT PARCEL POSTED TO ASSEMENT ON  
 12/31/14 AS SPLIT AND COMBINE. ALLOCATED TAXABLE VALUE BASED ON 12/31/1988 TCV%  
 OF TRANSFER \* 1988 TV CARRIED FORWARD FOR CPI FROM 1994 TO CURRENT. - TIM

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                              | Frontage | Depth  | Front      | Depth  | Rate       | %Adj. | Reason                 | Value     |
|------------------------------------------|----------|--------|------------|--------|------------|-------|------------------------|-----------|
| GROUP A 21000                            | 200.00   | 689.63 | 0.7786     | 0.9963 | 21000      | 100   |                        | 3,258,099 |
| INFERIOR 8000/                           | 145.51   | 689.63 | 0.6090     | 1.6902 | 8000       | 50    | SURPLUS: ZONING 100 FT | 599,098   |
| OFF WATER RURAL TYPE                     |          |        | 7.45 Acres |        | 14000      | 100   |                        | 104,300   |
| 346 Actual Front Feet, 12.92 Total Acres |          |        |            |        | Total Est. |       | Land Value =           | 3,961,497 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete   | 9.05  | 3027 | 0      | 0          |
| D/W/P: 3.5 Concrete   | 8.38  | 1152 | 0      | 0          |
| D/W/P: Asphalt Paving | 4.01  | 2550 | 0      | 0          |
| D/W/P: Patio Blocks   | 21.35 | 509  | 0      | 0          |

#### Residential Local Cost Land Improvements

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



Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1900

(11) Heating System: Electric Baseboard  
 Ground Area = 3790 SF Floor Area = 7580 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New  | Depr. Cost |
|---------|----------|-------------|--------|-----------|------------|
| 2 Story | Siding   | Wood Bsmnt. | 2,885  |           |            |
| 2 Story | Siding   | Wood Bsmnt. | 905    |           |            |
|         |          |             | Total: | 1,200,107 | 780,069    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,117  |
| 3 Fixture Bath     | 2 | 20,550 | 13,357 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 2 | 12,021 | 7,814 |
| Water Well, 100 Feet | 2 | 13,882 | 9,023 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 144 | 15,971 | 10,381 |
| WGEP (1 Story) | 364 | 36,324 | 23,611 |
| WPP            | 137 | 5,473  | 3,557  |
| WPP            | 55  | 3,320  | 2,158  |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 4    | 3,009  | 1,956  |
| Base Cost   | 1901 | 95,753 | 62,239 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,452 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 23,573 | 15,322 |
|------------------|---|--------|--------|

#### Lump Sum Items

|              |  |       |       |
|--------------|--|-------|-------|
| TENNIS COURT |  | 5,000 | 3,250 |
|--------------|--|-------|-------|

Totals: 1,445,090 939,306

Notes: 7758 RESIDENCE

ECF (4080 BIG GLEN) 2.700 => TCV: 2,536,125

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1900

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 828 SF Floor Area = 828 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 828    |          |            |
|         |          |             | Total: | 97,148   | 53,432     |

#### Other Additions/Adjustments

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 3,190 | 1,754 |
|----------------|---|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 280 | 4,852 | 2,669 |
|--------------|-----|-------|-------|

#### Built-Ins

Parcel Number: 45-006-031-039-20

Page: 4

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 106,829 | 58,756 |
|---------|---------|--------|

Notes: RENTAL ''YELLOWHOUSE"#4: MIDDLE OF 3 LAKE SIDE BLDGS, WEST OF RESI

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 158,641

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 3 | Single Family | 1 STORY | Cls CD | Blt 1993 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1166 SF Floor Area = 1166 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,166  |          |            |
|         |          |             | Total: | 143,076  | 100,153    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 846 |
|--------------------|---|-------|-----|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 443 | 6,698 | 4,689 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,354 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 152,917 | 107,042 |
|---------|---------|---------|

Notes: RENTAL ''KOZY NOOK" 7700: AT SHORE NORTH MOST NEAR DRAIN FIELD &amp; ADJ NORTH PARCEL.

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 289,013

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 4 | Single Family | 1 STORY | Cls D | Blt 1900 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Wall/Floor Furnace

Ground Area = 468 SF Floor Area = 468 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 468    |          |            |
|         |          |            | Total: | 49,209   | 27,064     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 158 | 3,335 | 1,834 |
|--------------|-----|-------|-------|

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 48 | 1,627 | 895 |
|--------------|----|-------|-----|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 56,817 | 31,248 |
|---------|--------|--------|

Notes: RENTAL ''NEW COTTAGE'' 7730

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 84,370

|                            |               |        |        |          |
|----------------------------|---------------|--------|--------|----------|
| Cost Est. for Res. Bldg: 5 | Single Family | GARAGE | Cls BC | Blt 2017 |
|----------------------------|---------------|--------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

## Plumbing

|                |  |  |   |        |        |
|----------------|--|--|---|--------|--------|
| 3 Fixture Bath |  |  | 1 | -6,716 | -6,649 |
| 2 Fixture Bath |  |  | 1 | 4,500  | 4,455  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |  |  |      |        |        |
|-------------|--|--|------|--------|--------|
| Door Opener |  |  | 2    | 1,343  | 1,330  |
| Base Cost   |  |  | 1083 | 59,240 | 58,648 |

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Totals: |  |  |  | 58,367 | 57,784 |
|---------|--|--|--|--------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 156,017

Cost Est. for Res. Bldg: 6 Single Family GARAGE Cls BC Blt 2018

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

## Plumbing

|                |  |  |   |        |        |
|----------------|--|--|---|--------|--------|
| 3 Fixture Bath |  |  | 1 | -6,716 | -6,380 |
|----------------|--|--|---|--------|--------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |  |  |      |        |        |
|-------------|--|--|------|--------|--------|
| Door Opener |  |  | 2    | 1,343  | 1,276  |
| Base Cost   |  |  | 1453 | 79,479 | 75,505 |

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Totals: |  |  |  | 74,106 | 70,401 |
|---------|--|--|--|--------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 190,083

2026 Est. T.C.V. 006-031-039-20 = 7,385,746

Est. TCV/Total Floor Area = 735.49, Most recent sale 07/19/1984 for 0

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 3,505,000     | 3,505,000      | 3,505,000 | 745,489      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 187,900        | 0         | 0            | 20,128         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 3,692,900     | 3,692,900      | 3,692,900 | 765,617      | 765,617        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-039-30   | 2026 Est. T.C.V.    | DUTMERS FAMILY PARTNERSHIP |
| Property Class: 402 |                     | S DUNNS FARM RD            |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L213 P546 L561 P858/00 PRT GOVT LOT 3 COM AT S 1/4 SEC COR TH N 00 DEG 59' 40" E  
 1665.52 FT ALG N-S 1/4 LN FOR POB TH N 00 DEG 59' 40" E 649.48 FT TH N 88 DEG  
 31' 54" W 975.01 FT TO C/L CO RD 675 TH S 9 DEG 45' 10" W ALG SD C/L 555.21 FT  
 TH S 88 DEG 31' 54" E 1074.95 FT TO POB SEC 31 T29N R13W. 16.56 AC PER GFA  
 76782A DATED 7/26/90

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front             | Depth | Rate | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------------|-------|------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 16.56 Acres       | 14000 | 100  |       |                         | 231,840 |
|                  |          |       | 16.56 Total Acres |       |      |       | Total Est. Land Value = | 231,840 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-031-039-30 | = | 231,840 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 23.09

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 115,900                 | 115,900 | 115,900   | 11,180         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 0         | 301            | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 115,900                 | 115,900 | 115,900   | 11,481         | 11,481      | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-039-40   | 2026 Est. T.C.V.    | LANPHIER LAURA R TRUST |
| Property Class: 401 |                     | 7700 S DUNNS FARM RD   |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L217 P120 L290 P750 L350 P733/92 PRT GOVT LOT 3 SEC 31 COM S 1/4 SEC COR TH N 0  
 DEG 59' 40" E 1665.52 FT TH N 88 DEG 31' 54" W 1074.95 FT TH N 9 DEG 45' 10" E  
 101.09 FT ALG C/L CO RD 675 FOR POB TH N 86 DEG 55' 26" W 436.94 FT TH S 88 DEG  
 17' 32" W 264.93 FT TO TRAV LN ALG SHR GLEN LAKE TH N 11 DEG 22' 30" W 100 FT  
 ALG SD TRAV LN TH S 88 DEG 55' 00" E 738.12 FT TH S 9 DEG 45' 10" W 101.09 FT  
 ALG C/L CO RD 675 TO POB SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 700.00 | 1.0000 | 1.0000 | 21000      | 100   |              | 2,100,000 |
| 100 Actual Front Feet, 1.61 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2534 SF Floor Area = 5252 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,534  |          |            |
| 1 Story    | Siding   | Overhang    | 721    |          |            |
| 1 Story    | Siding   | Overhang    | 97     |          |            |
|            |          |             | Total: | 707,079  | 678,796    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,051  |
| 3 Fixture Bath     | 4 | 26,863 | 25,788 |
| 2 Fixture Bath     | 1 | 4,500  | 4,320  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,445 |
| Water Well, 100 Feet | 1 | 6,514  | 6,253  |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CSEP (1 Story) | 595 | 31,684 | 30,417 |
| CPP            | 435 | 9,339  | 8,965  |
| CCP (1 Story)  | 62  | 2,508  | 2,408  |
| CCP (1 Story)  | 97  | 3,762  | 3,612  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 721 | 43,772 | 42,021 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,941 |
| Door Opener         | 2   | 1,343  | 1,289  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,817 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 8,155 |
|------------------|---|-------|-------|

Totals: 859,787 825,396

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,228,569

|                                                                               |   |           |
|-------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-031-039-40                                               | = | 4,328,569 |
| Est. TCV/Total Floor Area = 824.18, Most recent sale 08/21/2019 for 2,000,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                    |   |           |
| 2,060,400 2,060,400 2,060,400 1,351,936 2.70                                  |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                  |   |           |

Parcel Number: 45-006-031-039-40

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|               |           |           |           |             |           |
|---------------|-----------|-----------|-----------|-------------|-----------|
| 0             | 103,900   | 0         | 0         | 36,502      | 0         |
| 2026 Assessed | MBOR      | S.E.V.    | Capped    | ->Taxable<- | PRE/MBT   |
| 2,164,300     | 2,164,300 | 2,164,300 | 1,388,438 | 1,388,438   | 1,388,438 |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-039-50   | 2026 Est. T.C.V.    | DUTMERS FAMILY PARTNERSHIP |
| Property Class: 402 |                     | S DUNNS FARM RD            |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L268 P333 L306 P434/89 L561 P861&865/00 PRT GOVT LOT 3 COM S 1/4 COR TH N 0 DEG 59' 40" E 1665.52 FT ALG N-S 1/4 LN SD SEC TH N 88 DEG 31' 54" W 1074.95 FT TO C/L CO RD 675 & POB TH N 88 DEG 53' 35" W 147.34 FT TH N 75 DEG 56' 00" W 133.78 FT TH N 88 DEG 48' 30" W 143.74 FT TH S 85 DEG 01' 23" W 244.39 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH ALG SD TRAVERSE LN N 11 DEG 22' 30" W 100 FT TH TH N 88 DEG 17' 32" E 264.93 FT TH S 86 55' 26" E 126 FT TH S 86 DEG 55' 26" E 310.94 FT TO C/L CO RD 675 TH S 09 DEG 45' 10" W 101.09 FT ALG SD C/L TO POB SEC 31 T29N R13W 1.45 A.

# Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000          | 100.00   | 600.00      | 1.0000 | 0.9622 | 21000      | 100   |              | 2,020,610 |
| 100 Actual Front Feet, | 1.38     | Total Acres |        |        | Total Est. |       | Land Value = | 2,020,610 |

2026 Est. T.C.V. 006-031-039-50 = 2,020,610

Est. TCV/Total Floor Area = 384.73

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 962,200                 | 962,200   | 962,200   | 231,896        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 48,100    | 0         | 0              | 6,261       | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,010,300               | 1,010,300 | 1,010,300 | 238,157        | 238,157     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-031-039-60   | 2026 Est. T.C.V.    | DUTMERS FAMILY PARTNERSHIP |
| Property Class: 401 |                     | 7714 S DUNNS FARM RD       |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L281 P581/87 L561 P863/00 PRT GOVT LOT 3 COM S 1/4 COR TH N 0 DEG 59' 40" E  
 1665.52 FT TH N 88 DEG 31' 54" W 1074.95 FT TH N 88 DEG 53' 35" W 147.34 FT TH N  
 75 DEG 56' 00" W 133.78 FT TH N 88 DEG 48' 30" W 143.74 FT FOR POB TH S 85 DEG  
 01' 23" W 244.39 FT TH S 11 DEG 22' 30" E 4.83 FT TH S 9 DEG 42' 30" E 95.17 FT  
 TH S 85 DEG 30' 12" E 207.63 FT TH N 8 DEG 09' E 137.41 FT TO POB SEC 31 T29N  
 R13W 0.61 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000          | 100.00   | 225.00      | 1.0000 | 0.7530 | 21000      | 100   |              | 1,581,213 |
| 100 Actual Front Feet, | 0.52     | Total Acres |        |        | Total Est. |       | Land Value = | 1,581,213 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 8.38  | 80   | 0      | 0          |
| D/W/P: Flagstone/Sand | 29.98 | 280  | 0      | 0          |
| D/W/P: Asphalt Paving | 4.01  | 2500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = 1778 SF Floor Area = 3916 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,778 |          |            |
| 1 Story | Siding   | Overhang    | 360   |          |            |
|         |          | Total:      |       | 630,078  | 504,046    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Brick Veneer | 83 | 1,818 | 1,454 |
|--------------|----|-------|-------|

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 144 | 6,029  | 4,823  |
| CSEP (1 Story) | 378 | 22,937 | 18,350 |
| WCP (1 Story)  | 252 | 14,613 | 11,690 |
| WCP (1 Story)  | 24  | 2,276  | 1,821  |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 52 | 1,950 | 1,560 |
|--------------|----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 720 | 51,818 | 41,454 |
| Common Wall: 1/2 Wall | 1   | -1,792 | -1,434 |
| Door Opener           | 2   | 1,504  | 1,203  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|



## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 9,604 | 7,683 |
| 2nd on Same Stack | 1 | 6,044 | 4,835 |

|         |         |         |
|---------|---------|---------|
| Totals: | 780,213 | 624,153 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,685,213

2026 Est. T.C.V. 006-031-039-60

= 3,271,426

Est. TCV/Total Floor Area = 835.40

2025 Assessed MBOR S.E.V.

1,562,000 1,562,000 1,562,000

Base for Cap

IRM

513,052

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 73,700 0

0

13,852

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,635,700 1,635,700 1,635,700

526,904

526,904

0

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-031-040-00   | 2026 Est. T.C.V.    | GROVER JEFFREY P & LORI L |
| Property Class: 401 |                     | 7600 S DUNNS FARM RD      |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L277 P44 L296 P726 L326 P463 L359 P548/93 PRT GOVT LOT 3 BEG MEANDER POST ON SHR  
 GLEN LAKE AT W END E-W 1/4 LN SEC TH S 88 DEG 48' E 1136.88 FT TO C/L CO RD 675  
 TH S 9 DEG 45' 10" W ALG C/L 101.13 FT TH N 88 DEG 42' W 1080.13 FT TO SHR GLEN  
 LAKE TH N 21 DEG 26' 10" W ALG SHR 108.22 FT TO POB ALSO UND 1/7 INT IN  
 006-034-049-00 TOTALLY ASSESSED WITH THIS PARCEL SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth      | Front  | Depth  | Rate  | %Adj. | Reason                       | Value     |
|-----------------------------------------|----------|------------|--------|--------|-------|-------|------------------------------|-----------|
| GROUP A 21000                           | 100.00   | 1016.40    | 1.0000 | 1.0977 | 21000 | 100   |                              | 2,305,212 |
| GROUP A 21000                           | 8.00     | 1016.40    | 1.0000 | 1.0977 | 21000 | 50    | SURPLUS: ZONING 100 FT       | 92,209    |
| OFF WATER 1/7UND INT EASE               |          | 1.50 Acres |        |        | 1     | 100   | UND 1/7 INT: EASEMENT PARCEL | 2         |
| 108 Actual Front Feet, 4.02 Total Acres |          |            |        |        |       |       |                              |           |
| Total Est. Land Value =                 |          |            |        |        |       |       |                              | 2,397,423 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 47.90 | 432  | 50     | 10,346     |
| D/W/P: 3.5 Concrete | 6.71  | 630  | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71  | 600  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 15,346     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 1365 SF Floor Area = 2042 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,145  |          |            |
| 1 Story   | Siding   | Crawl Space | 220    |          |            |
| 1 Story   | Siding   | Overhang    | 105    |          |            |
|           |          |             | Total: | 266,551  | 159,914    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 223 | 14,506 | 8,704 |
|----------------|-----|--------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 411 | 17,315 | 10,389 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,309 |
| Door Opener         | 2   | 1,075  | 645    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 832 | 28,479 | 17,087 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 3,989 |
|------------------|---|-------|-------|

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 Totals: 354,863 212,901

Notes:

 ECF (4080 BIG GLEN) 2.700 => TCV: 574,833
 

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2026 Est. T.C.V. 006-031-040-00 = 2,987,602

Est. TCV/Total Floor Area = 1463.08, Most recent sale 07/25/2012 for 1,025,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,425,500     | 1,425,500      | 1,425,500 | 751,242      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 68,300         | 0         | 0            | 20,283         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,493,800     | 1,493,800      | 1,493,800 | 771,525      | 771,525        | 0       |

45-006-031-041-00  
Property Class: 401  
Map #: 6

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

FAULKNER BENJAMIN D & SARAH  
7620 S DUNNS FARM RD  
MAPLE CITY, MI 49664

2025002115 GOVT LOT 3 OF SW 1/4 SEC 31 COM W END E/W 1/4 LN SD SEC & SHR GLEN LAKE TH ALG SD SHR S 21 DEG 26'10" E 108.22 FT TO POB TH CONT ALG SD SHR S 21 DEG 26'10" E 108.22 FT TH S 88 DEG 48' E 580 FT TH N 01 DEG 12' E 100 FT TH N 88 DEG 48' W 621 FT TO SD SHR & POB INCLUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF GLEN LAKE WITH FULL REPARIAN RIGHTS SEC 31 T29N R13W 1.49 A M/L FORMERLY 234P958 LAND IN GOVT LOT 3 SEC31T29N R13W DESC AS: COM AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE W END OF THE E AND W 1/4 LINE OF SAID SEC31; THENCE S31\*26'10"E, ALONG THE ABOVE SAID SHORE, 108.22 FEET TO THE POB; TH CONTINUING S 21DEG26'10"E ALONG SAID SHORE 108.22 FEETTHENCE S 88DEG48'E 450.00 FT; THENCE N1DEG12" E 100.00 FT; TH N88DEG48' W 491.65 FT TO THE POB. INCLUDING ALL LAND BETWEEN THE SIDELINES OF THE ABOVE TRACT EXTENDED TO THE WATERS OF GLEN LAKE. & PARCEL II ALSO INCLUDING AN UNDIVIDED 1/6TH FEE INTERST IN DESCRIBED TRACT: COMM AT THE ABOVE SAAID MEANDER POST AT THE W END OF THE E AND W 1/4 LINE OF SAID SEC31; THENCE S21\*26"10"EAST ALONG THE SHORE OF GLEN LAKE, 324.66FT; THENCE S88DEG48' EAST, 300.24FEET TO THE POB; THENCE CONTINUING S 88DEG48'E 666.41 FT TO THE CENTERLING OF COUNTY RD #675; THENCE S 9DEG 45'10"W ALONG SAID CENTERLINE 101.13 FEET; THENCE N88DEG48'W 651.38FT THENCE N1DEG12' E 100.00 FT TO THE POB SUBJECT TO EASEMENT TO AND PRIVILIGED BY MUTAL ACCESS EASEMENT PROVIDING INGRESS AND EGRESS TO COUNTY RD #675 DESCRIBED ON L234P959. FORMERLY AVB AS L371 P311 L379 P40/94 L234 P958 L298 P497 PRT GOVT LOT 3 COM AT MEANDER POST ON SHR GLEN LAKE AT W END OF E-W 1/4 LN TH S 21 DEG 26' 10" E ALG SHR 108.22 FT FOR POB TH CONT S 21 DEG 26' 10" E ALG SHR 108.22 FT TH S 88 DEG 48' E 580 FT TH N 1 DEG 12' E 100 FT TH N 88 DEG 48' W 621.65 FT TO POB ALSO UND 1/7 INT IN 006-031-049-00 TOTALLY ASSESSED WITH THIS PARCEL SEC 31 T29N R13W

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage        | Depth      | Front  | Depth  | Rate   | %Adj. | Reason                       | Value     |
|-----------------------------------------------------------------|-----------------|------------|--------|--------|--------|-------|------------------------------|-----------|
| GROUP A                                                         | 21000           | 100.00     | 649.04 | 1.0000 | 0.9813 | 21000 | 100                          | 2,060,693 |
| OFF WATER                                                       | 1/7UND INT EASE | 1.50 Acres |        |        | 1      | 100   | UND 1/7 INT: EASEMENT PARCEL | 2         |
| 100 Actual Front Feet, 2.99 Total Acres Total Est. Land Value = |                 |            |        |        |        |       |                              | 2,060,695 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 2625 | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 35   | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 16   | 0      | 0          |
| Wood Frame            | 36.61 | 59   | 50     | 1,080      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,080      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1721 SF Floor Area = 2893 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,140  |          |            |
| 1 Story | Siding   | Crawl Space | 581    |          |            |
| 1 Story | Siding   | Overhang    | 32     |          |            |
|         |          |             | Total: | 360,403  | 234,302    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |
| Separate Shower    | 1 | 1,336 | 868   |

#### Water/Sewer

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|                                                            |     |         |         |
|------------------------------------------------------------|-----|---------|---------|
| 1000 Gal Septic                                            | 1   | 4,782   | 3,108   |
| Water Well, 100 Feet                                       | 1   | 5,847   | 3,801   |
| Porches                                                    |     |         |         |
| WPP                                                        | 621 | 11,209  | 7,286   |
| WCP (1 Story)                                              | 207 | 8,839   | 5,745   |
| Deck                                                       |     |         |         |
| Treated Wood                                               | 361 | 5,996   | 3,897   |
| Balcony                                                    |     |         |         |
| Wood Balcony                                               | 37  | 1,648   | 1,071   |
| Garages                                                    |     |         |         |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |
| Base Cost                                                  | 741 | 26,239  | 17,055  |
| Door Opener                                                | 1   | 537     | 349     |
| Built-Ins                                                  |     |         |         |
| Appliance Allow.                                           | 1   | 2,767   | 1,799   |
| Fireplaces                                                 |     |         |         |
| Interior 2 Story                                           | 1   | 6,649   | 4,322   |
| Prefab 2 Story                                             | 1   | 3,170   | 2,060   |
| Totals:                                                    |     | 453,062 | 294,528 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 795,226

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls C Blt 1989

(11) Heating System: Forced Heat & Cool  
 Ground Area = 896 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 896    |          |            |
|           |          |             | Total: | 173,040  | 112,475    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,108 |
|-----------------|---|-------|-------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 32 | 2,529 | 1,644 |
| WCP (1 Story) | 14 | 1,057 | 687   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,060 |
|----------------|---|-------|-------|

Totals: 193,363 125,685

Notes: 2ND DWELLING

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 339,350

2026 Est. T.C.V. 006-031-041-00

= 3,201,351

Est. TCV/Total Floor Area = 755.57, Most recent sale 11/13/2025 for 3,450,000

Parcel Number: 45-006-031-041-00

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,509,300     | 1,509,300      | 1,509,300 | 875,406      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 91,400         | 0         | 0            | 725,294        | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,600,700     | 1,600,700      | 1,600,700 | 899,041      | 1,600,700      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-031-041-10   | 2026 Est. T.C.V.    | FAULKNER BENJAMIN D & SARAH |
| Property Class: 402 |                     | S DUNNS FARM RD             |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

2025002114 GOVT LOT 3 OF SW 1/4 SEC 31 COM W END E/W 1/4 LN SD SEC & SHR GLEN LAKE TH ALG SD SHR S 21 DEG 26'10" E 216.44 FT TH S 88 DEG 48' E 580 FT TO POB TH CONT S 88 DEG 48' E 443.38 FT TO C/L DUNNS FARM RD (A/K/A CO RD 675) TH ALG SD C/L N 09 DEG 45'10" E 101.13 FT TH N 88 DEG 48' W 458.48 FT TH S 01 DEG 12' W 100 FT TO POB SEC 31 T29N R13W 1.04 A M/L

FORMERLY LAND IN GOVERNMENT LOT 3, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE WEST END OF THE EAST AND WEST QUARTER LINE OF SAID SECTION 31; THENCE S 21 °26' 10" EAST, ALONG THE ABOVE SAID SHORE, 216.44 FEET; THENCE S 88°48' EAST, 450.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°48' EAST, 573.38 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675; THENCE N 9°45' 10" EAST, ALONG SAID CENTERLINE, 101.13 FEET; THENCE N 88°48' WEST, 588.48 FEET; THENCE S 1 °12' WEST 100.00 FEET TO THE POINT OF BEGINNING. THE EASTERLY 33 FEET OF THE ABOVE LOT ARE SUBJECT PUBLIC RIGHTS IN THE COUNTY ROAD.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 453.02 | 1.0000 | 1.0316 | 600  | 100   | LOCATION                | 61,897 |
| 100 Actual Front Feet, 1.04 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 61,897 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-031-041-10 | = | 61,897 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 14.61

|                         |        |        |              |                |         |
|-------------------------|--------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |
| 30,900                  | 30,900 | 30,900 | 23,924       | 2.70           |         |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0      | 0      | 0            | 6,976          | 0       |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 30,900                  | 30,900 | 30,900 | 24,569       | 30,900         | 0       |

45-006-031-042-04  
Property Class: 401  
Map #: 6

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

PICARD PETER TRUST &  
7642 S DUNNS FARM RD  
MAPLE CITY, MI 49664

L805P348, 2022003369 LAND IN GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE WEST END OF THE EAST-WEST QUARTER LINE OF SAID SECTION 31, THENCE SOUTH 21 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE ABOVE SAID SHORE, 216.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 21 DEGREES 26 MINUTES 10 SECONDS EAST ALONG SAID SHORE 108.22 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES EAST, 966.65 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 676; THENCE NORTH 9 DEGREES 45 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 101.13 FEET; THENCE NORTH 88 DEGREES 48 MINUTES WEST, 1023.38 FEET TO POINT OF BEGINNING. INCLUDING ALL LAND BETWEEN THE SIDELINES OF THE ABOVE TRACT EXTENDED TO THE WATERS OF GLEN LAKE WITH FULL RIP ARIAN RIGHTS INCIDENT THERETO. THE EASTERLY 33.00 FEET OF THE ABOVE LOT ARE SUBJECT TO THE PUBLIC RIGHTS IN THE COUNTY ROAD.

ALSO INCLUDING AN UNDIVIDED ONE-SEVENTH FEE INTEREST IN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE ABOVE SAID MEANDER POST AT THE WEST END OF THE EAST-WEST QUARTER LINE OF SAID SECTION 31; THENCE SOUTH 21 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE SHORE OF GLEN LAKE, 324.66 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES EAST, 300.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 48 MINUTES EAST 666.41 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675; THENCE SOUTH 9 DEGREES 45 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE, 101.13 FEET THENCE NORTH 88 DEGREES 48 MINUTES WEST, 651.38 FEET; THENCE NORTH 1 DEGREE 12 MINUTES EAST 100.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO PUBLIC RIGHTS IN COUNTY ROAD 675, THE ABOVE LANDS ARE SUBJECT TO AND PRIVILEGED BY THE FOLLOWING DESCRIBED MUTUAL ACCESS EASEMENT PROVIDING INGRESS AND EGRESS TO COUNTY ROAD 675. LAND IN GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE WEST END OF THE EAST-WEST QUARTER LINE OF SAID SECTION 31; THENCE SOUTH 21 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE ABOVE SHORE, 324.66 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES EAST 300.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 12 MINUTES WEST 300.00 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES EAST 33.00 FEET; THENCE NORTH 1 DEGREE 12 MINUTES EAST, 200.00 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES EAST, 618.38 FEET TO THE CENTERLINE OF THE ABOVE SAID COUNTY ROAD NO. 675; THENCE NORTH 9 DEGREES 45 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 101.13 FEET; THENCE NORTH 88 DEGREES 48 MINUTES WEST, 633.41 FEET; THENCE NORTH 1 DEGREES 12 MINUTES EAST, 200 FEET; THENCE NORTH 88 DEGREES 48 MINUTES WEST, 33.00 FEET; THENCE SOUTH 1 DEGREE 12 MINUTES WEST 200.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

COMBINED ON 07/06/2022 FROM 006-031-042-00, 006-031-042-01, 006-031-042-02, 006-031-042-03;

Split/Comb. on 07/06/2022 completed 07/06/2022 TIM ;  
Parent Parcel(s): 006-031-042-00, 006-031-042-01, 006-031-042-02, 006-031-042-03;  
Child Parcel(s): 006-031-042-04;  
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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth      | Front  | Depth  | Rate  | %Adj. | Reason                       | Value     |
|-----------------------------------------|----------|------------|--------|--------|-------|-------|------------------------------|-----------|
| GROUP A 21000                           | 100.00   | 1350.02    | 1.0000 | 1.1784 | 21000 | 100   |                              | 2,474,741 |
| INFERIOR 8000/                          | 8.22     | 1350.02    | 0.9689 | 1.9332 | 8000  | 50    | ZONING 100' MIN: SURPLUS     | 61,586    |
| OFF WATER 1/7UND INT EASE               |          | 1.50 Acres |        |        | 1     | 100   | UND 1/7 INT: EASEMENT PARCEL | 2         |
| 108 Actual Front Feet, 4.85 Total Acres |          |            |        |        |       |       | Total Est. Land Value =      | 2,536,330 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 2.95 | 7200 | 50     | 10,620     |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 100    | 5,000      |



Parcel Number: 45-006-031-042-04

Page: 2

## Ad-Hoc Unit-In-Place Items

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| /CI16/YARI/CHALF/04'/211                            | 14.00 | 220  | 50     | 1,540      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 17,160     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1968

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2328 SF Floor Area = 4075 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 780   |          |            |
| 1 Story    | Siding   | Crawl Space | 540   |          |            |
| 1.25 Story | Siding   | Crawl Space | 1,008 |          |            |
| 1 Story    | Siding   | Overhang    | 1300  |          |            |
| Total:     |          |             |       | 403,484  | 242,089    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 3 Fixture Bath     | 2 | 7,589 | 4,553 |
| Separate Shower    | 1 | 1,169 | 701   |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 960 | 28,512 | 17,107 |
| Door Opener | 1   | 477    | 286    |

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -2,469 | -1,481 |
| Door Opener         | 2    | 954    | 572    |
| Base Cost           | 1300 | 41,639 | 24,983 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 2 | 14,103 | 8,462 |
|------------------|---|--------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 720 | 9,130 | 5,478 |
|--------------|-----|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 517,727 310,633

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 838,709

2026 Est. T.C.V. 006-031-042-04 = 3,392,199

Est. TCV/Total Floor Area = 832.44

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,620,900     | 1,620,900      | 1,620,900 | 690,105      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 75,200         | 0         | 0            | 18,632         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,696,100     | 1,696,100      | 1,696,100 | 708,737      | 708,737        | 708,737 |  |

45-006-031-043-00  
Property Class: 401  
Map #: 6

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BRADY DONALD & GERALDINE  
7674 S DUNNS FARM RD  
MAPLE CITY, MI 49664

PRT GOVT LOT 3 COM MEANDER POST ON SHR GLEN LAKE AT W END E W 1/4 LN TH ALG  
SHRS 21DEG 26' 10" E 324.66 FT TH S 17DEG 16' 10" E ALG SHR 105.41 FT TO POB TH  
ALG SHR S 17DEG 16' 10" E 105.41 FT TH S88DEG 48' E 870. 87 FT TO C/L CO RD 675  
TH ALG C/L N 9DEG 45' 10" E 101.13 FT TH N 88DEG 48' W 918.76 FT TO POB ALSO  
UND 1/7 INT IN & POB ALSO 1/7 INT IN PRT GOVT LOT 3 COM MEANDER POST TH ALG SHR  
GLEN LAKE S 21DEG 26' 10"E 324.66 FT TH S 88DEG 48'E 300.24FT TO POB TH S 88DEG  
48'E666.51FT TO C/L CO RD 675. TH ALG C/L S 9 DEG 45'10"W 101.13FT TH N 88 DEG  
48' W 651.38 FT TH N 1 DEG 12' E 100 FT TO POB. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                       | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 900.00 | 1.0000 | 1.0648 | 21000 | 100   |                              | 2,236,173 |
| GROUP A 21000                                                   | 5.00     | 900.00 | 1.0000 | 1.0648 | 21000 | 50    | SURPLUS: ZONING 100 FT       | 55,904    |
| OFF WATER 1/7UND INT EASE                                       | 1.50     | Acres  |        |        | 1     | 100   | UND 1/7 INT: EASEMENT PARCEL | 2         |
| 105 Actual Front Feet, 3.67 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                              | 2,292,079 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,008  |          |            |
|           |          |             | Total: | 163,905  | 98,343     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 3 Fixture Bath     | 1 | 3,794 | 2,276 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 336 | 5,393 | 3,236 |
|-----|-----|-------|-------|

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 30 | 1,295 | 777 |
|--------------|----|-------|-----|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 85 | 3,459 | 2,075 |
|--------------|----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 768 | 23,939 | 14,363 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 7,051 | 4,231 |
|------------------|---|-------|-------|

Totals: 221,974 133,183

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 359,594

2026 Est. T.C.V. 006-031-043-00 = 2,653,173

Est. TCV/Total Floor Area = 1754.74

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,265,100     | 1,265,100      | 1,265,100 | 318,974      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 61,500         | 0         | 0            | 8,612          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,326,600     | 1,326,600      | 1,326,600 | 327,586      | 327,586        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-044-00   | 2026 Est. T.C.V.    | DEAN WILLIAM E TRUST |
| Property Class: 401 |                     | 7682 S DUNNS FARM RD |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L252 P574 PRT OF GOVT LOT 3 SEC 31 COM MEANDER POST ON SHR GLEN LAKE AT W END  
 E-W 1/4 LN SD SEC TH ALG SHR S 21 DEG 26'10" E 324.66 FT TH S 17 DEG 16'10" E  
 210.82 FT TO POB TH CONT ALG SHR S 17 DEG 16'10" E 105.41 FT TH S 88 DEG 48' E  
 822.98 FT TO C/L CO RD 675 TH ALG C/L N 9 DEG 45'10" E 101.13 FT TH N 88 DEG 48'  
 W 870. 87 FT TO POB ALSO UND 1/7 INT IN PRT GOVT LOT 3 COM MEANDER POST TH ALG  
 SHR GLEN LAKE S 21DEG 26' 10"E 324.66 FT TH S 88DEG 48'E 300.24FT TO POB TH S  
 88DEG 48'E666.51FT TO C/L CO RD 675. TH ALG C/L S 9 DEG 45'10"W 101.13FT TH N  
 88 DEG 48' W 651.38 FT TH N 1 DEG 12' E 100 FT TO POB. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                       | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------------|-----------|
| GROUP A 21000                           | 100.00   | 850.00 | 1.0000 | 1.0497 | 21000 | 100   |                              | 2,204,446 |
| GROUP A 21000                           | 5.00     | 850.00 | 1.0000 | 1.0497 | 21000 | 50    | SURPLUS: ZONING 100 FT       | 55,111    |
| OFF WATER 1/7UND INT EASE               | 1.50     | Acres  |        |        | 1     | 100   | UND 1/7 INT: EASEMENT PARCEL | 2         |
| 105 Actual Front Feet, 3.55 Total Acres |          |        |        |        |       |       |                              |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |                              | 2,259,559 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 36.50 | 120  | 50     | 2,190      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,190      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 1696 SF Floor Area = 3152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Basement    | 1,456  |          |            |
| 1 Story | Siding   | Crawl Space | 176    |          |            |
| 1 Story | Siding   | Slab        | 64     |          |            |
|         |          |             | Total: | 505,483  | 328,565    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 176 | 18,549 | 12,057 |
| CPP            | 72  | 2,090  | 1,358  |

##### Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood                       | 543 | 8,302 | 5,396 |
| Treated Wood                       | 168 | 3,846 | 2,500 |
| Treated Wood w/Roof (Deck Portion) | 12  | 579   | 376   |
| Treated Wood w/Roof (Roof portion) | 12  | 345   | 224   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 574,419 | 373,371 |
|---------|---------|---------|

Parcel Number: 45-006-031-044-00

Page: 2

Notes: REMODEL YEAR UNKNOWN, NO PERMITS ON FILE, 1988 ESTIMATED REMODEL

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,008,102

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 576  |          |            |
| Total:  |          |            |      | 82,299   | 53,494     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,108 |
|-----------------|---|-------|-------|

## Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 32 | 1,380 | 897 |
|--------------|----|-------|-----|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 92,679 | 60,241 |
|---------|--------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 162,651

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2026 Est. T.C.V. 006-031-044-00 = 3,437,502

Est. TCV/Total Floor Area = 922.08

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,636,300     | 1,636,300  | 1,636,300 | 507,732      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 82,500     | 0         | 0            | 13,708         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,718,800     | 1,718,800  | 1,718,800 | 521,440      | 521,440        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-031-045-00   | 2026 Est. T.C.V.    | GOOD TRUST & DILLION TRUST & |
| Property Class: 401 |                     | 7694 S DUNNS FARM RD         |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L350 P740 L350 P757/92 PRT GOVT LOT 3 COM MEANDER POST ON SHR GLEN LAKE AT W END  
 E W 1/4 LN SEC TH ALG SHR S 21 DEG 26' 10" E 324.66 FT & S 17 DEG 16' 10' E  
 316.23 FT FOR POB TH ALG SHR S 17 DEG 16' 10" E 105.41 FT TH S 88 DEG 48' E  
 775.08 FT TO C/L CO RD 675 TH ALG C/L N 9 DEG 45' 10" E 101.13 FT TH N 88 DEG  
 48' W 822.98 FT TO POB ALSO UND 1/7 INT IN PRT GOVT LOT 3 COM MEANDER POST TH  
 ALG SHR GLEN LAKE S 21DEG 26' 10"E 324.66 FT TH S 88DEG 48'E 300.24FT TO POB TH  
 S 88DEG 48'E666.51FT TO C/L CO RD 675. TH ALG C/L S 9 DEG 45'10"W 101.13FT TH N  
 88 DEG 48' W 651.38 FT TH N 1 DEG 12' E 100 FT TO POB. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                       | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------------|-----------|
| GROUP A 21000                           | 100.00   | 800.00 | 1.0000 | 1.0339 | 21000 | 100   |                              | 2,171,287 |
| GROUP A 21000                           | 5.00     | 800.00 | 1.0000 | 1.0339 | 21000 | 50    | SURPLUS: ZONING 100 FT       | 54,282    |
| OFF WATER 1/7UND INT EASE               | 1.50     | Acres  |        |        | 1     | 100   | UND 1/7 INT: EASEMENT PARCEL | 2         |
| 105 Actual Front Feet, 3.43 Total Acres |          |        |        |        |       |       | Total Est. Land Value =      | 2,225,571 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 1500 | 0      | 0          |
| Wood Frame          | 27.88 | 135  | 50     | 1,882      |
| Wood Frame          | 23.06 | 393  | 100    | 9,063      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 50     | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 13,445     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1312 SF Floor Area = 1692 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 672  |          |            |
| 1 Story   | Siding   | Crawl Space | 640  |          |            |
| 1 Story   | Siding   | Overhang    | 44   |          |            |
|           |          | Total:      |      | 213,051  | 138,482    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 660 | 8,897 | 5,783 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

Totals: 251,067 163,193

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 440,621

Parcel Number: 45-006-031-045-00

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|                                     |           |                |              |             |                |        |
|-------------------------------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2026 Est. T.C.V. 006-031-045-00     |           |                |              | =           | 2,679,637      |        |
| Est. TCV/Total Floor Area = 1583.71 |           |                |              |             |                |        |
| 2025 Assessed                       | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,277,400                           | 1,277,400 | 1,277,400      | 328,280      | 2.70        |                |        |
| 2026                                | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|                                     | 0         | 62,400         | 0            | 0           | 8,863          | 0      |
| 2026 Assessed                       | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,339,800                           | 1,339,800 | 1,339,800      | 337,143      | 337,143     | 0              |        |

45-006-031-046-01  
Property Class: 402  
Map #: 6

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

JOHNSON FAMILY PARTNERSHIP EAST  
S DUNNS FARM RD  
MAPLE CITY, MI 49664

L162 P559 L182 P363 L295P94 L319 P490/91 PRT GOVT LOT 4 SEC 31 LYING E OF CO RD EXC PRT BEG INTERSECTION S SEC LN & C/L CO RD THN 10 DEG E ALG C/L 300 FT TH E PARALLEL TO SEC LN 556.34 FT TO TOP STEEP BANK TH S 295.44 FT TO S SEC LN TH W ALG S LN 608.43 FT TO POB ALSO EXC PRT GOVT LOT 4 COM W MEANDER COR ON S LN SD SEC TH E 226.11 FT ALG S LN TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 FT ALG SD C/L TH NELY 193.94 FT ALG SD C/L & ARC OF CURVE TO LEFT CH-N 12 DEG 34' 35" E 193.80 FT TH N 08 DEG 56' 52" E 7.52 FT ALG SD C/L TO POB TH N 08 DEG 37' 32" E 101.05 FT ALG SD C/L TH S 89 DEG 37' 58" E 900 FT TH S 08 DEG 37' 32" W 101.05 FT TH N 89 DEG 37' 58" W 900 FT TO POB ALSO PRT SE 1/4 COM NW COR OF SW 1/4 OF SE 1/4 TH S 0 DEG 59' 40" W 83.82 FT FOR POB THS 88 DEG 31' 54" E 132.88 FT TH S 0 DEG 59' 40" W 1247.37 FT TH W TO S 1/4 COR TH N TO POB SEC 31 T29N R13W.

FORMERLY ASSESSED AS L162 P559 L182 P363 L319 P490/91 PRT GOVT LOT 4 SEC 31 LYING E OF CO RD EXC PRT BEG INTERSECTION S SEC LN & C/L CO RD THN 10 DEG E ALG C/L 300 FT TH E PARALLEL TO SEC LN 556.34 FT TO TOP STEEP BANK TH S 295.44 FT TO S SEC LN TH W ALG S LN 608.43 FT TO POB ALSO EXC PRT GOVT LOT 4 COM W MEANDER COR ON S LN SD SEC TH E 226.11 FT ALG S LN TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 FT ALG SD C/L TH NELY 193.94 FT ALG SD C/L & ARC OF CURVE TO LEFT CH-N 12 DEG 34' 35" E 193.80 FT TH N 08 DEG 56' 52" E 7.52 FT ALG SD C/L TO POB TH N 08 DEG 37' 32" E 101.05 FT ALG SD C/L TH S 89 DEG 37' 58" E 900 FT TH S 08 DEG 37' 32" W 101.05 FT TH N 89 DEG 37' 58" W 900 FT TO POB ALSO PRT SE 1/4 COM NW COR OF SW 1/4 OF SE 1/4 TH S 0 DEG 59' 40" W 83.82 FT FOR POB THS 88 DEG 31' 54" E 132.88 FT TH S 0 DEG 59' 40" W 1247.37 FT TH W TO S 1/4 COR TH N TO POB ALSO PRT GOVT LOT 4 LYING W OF CO RD 675 DESCRIBED AS COM AT S 1/4 COR SD SEC TH N 0 DEG 59' 40" E 1248.34 FT ALG N-S 1/4 LN TH N 88 DEG 31' 54" W 1139.14 FT TO POINT ON C/L CO RD 675 & POB TH S 09 DEG 45' 10" W 24 FT ALG C/L TH N 88 DEG 35' 10" W 235.11 FT TH N 01 DEG 14' 20" W 41.17 FT TH S 88 DEG 45' 40" W 281.70 FT TO TRAVERSE LN ALG SHR GLEN LK TH NLY ALG SHR TO N LN GOVT LOT 4 TH E ALG N LN GOVT LOT 4 TO C/L CO RD 675 TH SWLY ALG SD C/L TO POB SEC 31 T29N R13W.

1988 L295P94 EXEMPT TRANSFER OF LOT LINE TO ADJACENT PARCEL POSTED TO ASSEMENT ON 12/31/14 AS SPLIT AND COMBINE. ALLOCATED TAXABLE VALUE BASED ON 12/31/1988 TCV% OF TRANSFER \* 1988 TV CARRIED FORWARD FOR CPI FROM 1994 TO CURRENT. - TIM

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front             | Depth | Rate  | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------------|-------|-------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 37.83 Acres       |       | 14000 | 100   |                         | 529,564 |
|                  |          |       | 37.83 Total Acres |       |       |       | Total Est. Land Value = | 529,564 |

2026 Est. T.C.V. 006-031-046-01 = 529,564

Est. TCV/Total Floor Area = 312.98

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 264,800                 | 264,800 | 264,800 | 109,106      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 2,945          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 264,800                 | 264,800 | 264,800 | 112,051      | 112,051        | 0       |  |



|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-031-046-10   | 2026 Est. T.C.V.    | JOHNSON FAMILY PARTNERSHIP WEST |
| Property Class: 401 |                     | 7758 S DUNNS FARM RD            |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L319 P337 L321 P702/91 PRT GOVT LOT 4 SEC 31 COM S 1/4 COR SD SEC TH N 0 DEG 59' 40" E 1248.34 FT ALG N-S 1/4 LN SD SEC TH N 88 DEG 31' 54" W 1139.14 FT TO POINT ON C/L CO RD 675 TH S 09 DEG 45' 10" W 24 FT ALG SD C/L TO POB TH N 88 DEG 35' 10" W 235.11 FT TH N 01 DEG 14' 20" W 41.17 FT TH S 88 DEG 45' 40" W 281.70 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 9 DEG 42' 30" E 234.15 FT ALG SD TRAVERSE LN TH S 88 DEG 56' 30" E 444.09 FT TO SD C/L CO RD 675 TH N 09 DEG 45' 10" E 201.04 FT ALG SD C/L TO POB SUBJECT TO EASEMENT SEC 31 T29N R13W 2.42 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 200.00   | 450.20 | 0.8582 | 0.8955 | 21000 | 100   |                        | 3,227,784                         |
| GROUP A 21000                           | 34.15    | 450.20 | 0.8582 | 0.8955 | 21000 | 50    | SURPLUS: ZONING 100 FT | 275,572                           |
| 234 Actual Front Feet, 2.42 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 3,503,356 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 5.88 | 458  | 0      | 0          |
| D/W/P: 3.5 Concrete | 5.88 | 180  | 0      | 0          |
| D/W/P: 3.5 Concrete | 5.88 | 300  | 0      | 0          |
| D/W/P: 3.5 Concrete | 5.88 | 225  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C -5 Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1488 SF Floor Area = 2676 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Basement    | 1,188 |          |            |
| 1 Story | Siding   | Crawl Space | 300   |          |            |
| Total:  |          |             |       | 312,208  | 187,256    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 330 | 5,656 | 3,394 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 348,360 208,948

Notes: RESIDENCE 7706

ECF (4080 BIG GLEN) 2.700 => TCV: 564,160

Parcel Number: 45-006-031-046-10

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/o Ducts  
Ground Area = 1200 SF Floor Area = 1200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,200  |          |            |
|         |          |             | Total: | 145,528  | 94,594     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,473 | 2,907 |
|-----------------|---|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 64  | 1,946 | 1,265 |
| Treated Wood | 276 | 4,918 | 3,197 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 160,008 | 104,006 |
|---------|---------|---------|

Notes: RENTAL 7732 THE BUNGALOW. AT THE WATER IN CENTER BETWEEN PARCEL LINES.

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 280,815

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Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 575 SF Floor Area = 575 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 575    |          |            |
|         |          |            | Total: | 60,045   | 33,024     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,191 | 2,305 |
|-----------------|---|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 106 | 2,504 | 1,377 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 69,386 | 38,161 |
|---------|--------|--------|

Notes: RENTAL "NEW COTTAGE" 7730

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 103,036

---

2026 Est. T.C.V. 006-031-046-10 = 4,456,367

Est. TCV/Total Floor Area = 1001.21

|               |                |           |              |                |        |  |
|---------------|----------------|-----------|--------------|----------------|--------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |        |  |
| 2,127,500     | 2,127,500      | 2,127,500 | 417,940      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 100,700        | 0         | 0            | 11,284         | 0      |  |

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Parcel Number: 45-006-031-046-10Page: 3

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 2,228,200     | 2,228,200 | 2,228,200 | 429,224 | 429,224     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-047-00   | 2026 Est. T.C.V.    | RAYMOND ERIC & CYNTHIA |
| Property Class: 401 |                     | 7271 S DUNNS FARM RD   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L331 P729 L405 P893/95 PARCEL OF LAND OFF E SD GOVT LOT 2 COM AT POINT WHERE N-S LN SD LOT 2 CROSSES COUNTY ROAD 675 IN CENTER SD HWY TH AG C/L SD HWY IN NWLY DIRECTION 230 FT TH AT RIGHT ANGLES IN NELY DIRECTION 208 FT TO POINT INTERSECTING N-S LN SD GOVT LOT 2 TH S TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value  |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|--------|
| A 100' @ 600/FF        | 128.70   | 175.00      | 0.9155 | 0.8133 | 600                     | 100   |        | 57,494 |
| 193 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. Land Value = |       |        | 57,494 |

#### Land Improvement Cost Estimates

| Description              | Rate  | Size | % Good | Cash Value |
|--------------------------|-------|------|--------|------------|
| Fencing: Vnyl, Solid, 6' | 45.06 | 48   | 0      | 0          |
| D/W/P: Asphalt Paving    | 3.16  | 196  | 0      | 0          |
| D/W/P: Patio Blocks      | 15.89 | 40   | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1188 SF Floor Area = 2082 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 888  |          |            |
| 1 Story   | Siding   | Slab       | 300  |          |            |
| 1 Story   | Siding   | Overhang   | 450  |          |            |
|           |          | Total:     |      | 255,573  | 166,098    |

#### Other Additions/Adjustments

##### Exterior

|              |   |     |     |
|--------------|---|-----|-----|
| Stone Veneer | 8 | 298 | 194 |
|--------------|---|-----|-----|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 25  | 1,163 | 756   |
| Treated Wood | 312 | 5,448 | 4,849 |

\*89% Good

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|              |     |        |        |
|--------------|-----|--------|--------|
| Base Cost    | 900 | 33,507 | 21,780 |
| Door Opener  | 1   | 537    | 349    |
| Brick Veneer | 8   | 135    | 88     |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 3,596 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 1,964 |
|-------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 326,430 213,463

Notes:

ECF (4031 RURAL) 2.200 => TCV: 469,619

2026 Est. T.C.V. 006-031-047-00 = 531,863

Est. TCV/Total Floor Area = 255.46, Most recent sale 11/28/2025 for 600,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 227,500       | 227,500        | 227,500 | 126,835      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 38,400         | 0       | 0            | 139,065        | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 265,900       | 265,900        | 265,900 | 130,259      | 265,900        | 233,992 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-048-00   | 2026 Est. T.C.V.    | WHITAKER KEITH W     |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L224 P612 L265 P915 L347 P677/92 PRT GOVT LOT 1 COM NW COR SEC 31 TH S 88 DEG  
 18' 50" E ALG N SEC LN 481.91 FT FOR POB TH S 88 DEG 18' 50" E 176.59 FT TH S 39  
 DEG 46' 05" W 321.27 FT TH ALG THE TANGENT & C/L OF CO RD 675 N 50 DEG 13' 55" W  
 139.00 FT TH N 39 DEG 46' 05" E 212.35 FT TO POB SEC 31 T29N R13W 1 A M/L.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 285.00 | 0.8911 | 0.9187 | 600  | 100   |                         | 49,124 |
| A 100' @ 600/FF                         | 39.00    | 285.00 | 0.8911 | 0.9187 | 600  | 50    | SURPLUS: ZONING 100 FT  | 9,579  |
| 139 Actual Front Feet, 0.91 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 58,703 |

2026 Est. T.C.V. 006-031-048-00 = 58,703

Est. TCV/Total Floor Area = 28.20

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 30,300                  | 30,300 | 30,300    | 15,391         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -900   | 0         | 0              | 415         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 29,400                  | 29,400 | 29,400    | 15,806         | 15,806      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-051-00   | 2026 Est. T.C.V.    | ANDREWS CHARLES J    |
| Property Class: 401 |                     | 7905 S DUNNS FARM RD |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

DC L381 P587/94 L869 P82/05 PRT GOVT LOT 4 SEC 31 COM AT MEANDER POST AT W END  
 OF S LN GOVT LOT 4 TH E ALG S LN 226.11 FT TO C/L CO RD 675 AND POB TH N 10 DEG  
 00' E ALG C/L 300 FT TH E 556.34 FT TO TOP OF HIGH BANK TH S 295.44 FT TO SD S  
 LN TH W ALG S LN 608.43 FT TO POB SEC 31 T29N R13W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| A 100' @ 600/FF                         | 200.00   | 575.00 | 0.6824 | 1.0950 | 600  | 100   |                        | 89,662                          |
| A 100' @ 600/FF                         | 98.00    | 575.00 | 0.6824 | 1.0950 | 600  | 50    | SURPLUS: ZONING 100 FT | 21,967                          |
| 298 Actual Front Feet, 3.93 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 111,629 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1253 SF Floor Area = 1293 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,253 |          |            |
| 1 Story | Siding   | Overhang   | 40    |          |            |
| Total:  |          |            |       | 259,700  | 212,954    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1293 | 35,351 | 28,988 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,752 |
| 2 Fixture Bath     | 1 | 4,500 | 3,690 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,544 |
| Water Well, 100 Feet | 1 | 6,514 | 5,341 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CSEP (1 Story) | 131 | 8,311 | 6,815 |
| WPP            | 283 | 6,990 | 5,732 |
| WPP            | 78  | 3,596 | 2,949 |
| WCP (1 Story)  | 18  | 1,590 | 1,304 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 31 | 1,430 | 1,173 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Block Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 720 | 48,326 | 39,627 |
| Door Opener | 1   | 672    | 551    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,260 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,672 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 395,550 | 324,352 |
|---------|---------|---------|

Notes:

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 713,574

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|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-031-051-00                                             | =       | 835,203   |
| Est. TCV/Total Floor Area = 645.94, Most recent sale 08/26/2005 for 340,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 364,300                                                                     | 364,300 | 364,300   |
|                                                                             |         | 241,828   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 53,300  | 0         |
|                                                                             |         | 6,529     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 417,600                                                                     | 417,600 | 417,600   |
|                                                                             |         | 248,357   |
|                                                                             |         | 248,357   |
|                                                                             |         | PRE/MBT   |
|                                                                             |         | 0         |



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-031-052-00   | 2026 Est. T.C.V.    | OFENLOCH FAMILY LIMITED PARTNERSHIP |
| Property Class: 401 |                     | 7786 S DUNNS FARM RD                |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

L505 P703 L516 P648 L548 P683 L684 P244 L689 P108/02 2007 INTEREST REVISED (REF: INT SPLIT -052-01) PRT OF GOVT LOT 4 SEC 31 COM W MEANDER COR S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09'02" E 651.31 FT ALG SD C/L TH N 12 DEG 34'35" E 193.80 FT TH N 08 DEG 56'52" E 7.52 FT TH N 08 DEG 37'31" E 101.05 FT ALG SD C/L FOR POB TH N 08 DEG 37'32" E 100.29 FT ALG SD C/L TH N 89 DEG 43'13" W 443.90 FT TO TRAVERSE LN ON SHR GLEN LAKE TH S 01 DEG 26'48" E 98.62 FT ALG SD TRAVERSE LN TH S 89 DEG 37'58" E 56.44 FT TH S 00 DEG 22'02" W 6 FT TH S 89 DEG 37'58" E 134.72 FT TH N 00 DEG 22'02" E 12 FT TH S 89 DEG 37'58" E 134.72 FT TH S 00 DEG 22'02" W 6 FT TH S 89 DEG 37'58" E 100.31 FT TO POB UND 99% INTEREST - OFENLOCH FAMILY LIMITED PARTNERSHIP SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason           | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|------------------|-----------------------------------|
| GROUP A 21000                          | 98.62    | 435.04 | 1.0000 | 0.8879 | 21000 | 99    | 1% INTEREST SPL1 | 820,448                           |
| 99 Actual Front Feet, 0.98 Total Acres |          |        |        |        |       |       |                  | Total Est. Land Value = 1,820,448 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01     | 630  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.01     | 1650 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 2340 SF Floor Area = 5500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/99/84.15

Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 2,340  |          |            |
| 2 Story | Siding   | Overhang    | 46     |          |            |
| 1 Story | Siding   | Overhang    | 728    |          |            |
|         |          |             | Total: | 934,623  | 786,486    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,741  |
| 3 Fixture Bath     | 4 | 41,101 | 34,586 |
| Separate Shower    | 1 | 3,123  | 2,628  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,058 |
| Water Well, 100 Feet | 1 | 6,941 | 5,841 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 84  | 3,667  | 3,086  |
| CCP (1 Story)  | 128 | 5,412  | 4,554  |
| WSEP (1 Story) | 282 | 21,015 | 17,684 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 486 | 8,058 | 6,781 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 728 | 52,212 | 43,936 |
| Common Wall: 1/2 Wall | 1   | -1,792 | -1,508 |
| Door Opener           | 2   | 1,504  | 1,266  |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

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|                                                            |           |         |        |
|------------------------------------------------------------|-----------|---------|--------|
| Base Cost                                                  | 625       | 23,200  | 19,523 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |           |         |        |
| Base Cost                                                  | 407       | 17,196  | 14,470 |
| Built-Ins                                                  |           |         |        |
| Appliance Allow.                                           | 1         | 6,850   | 5,764  |
| Fireplaces                                                 |           |         |        |
| Interior 2 Story                                           | 1         | 9,604   | 8,082  |
| Totals:                                                    | 1,141,982 | 960,978 |        |

Notes: 7786 S DUNNS FARM RD = HOUSE AT LAKE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,594,641

2026 Est. T.C.V. 006-031-052-00 = 4,420,089

Est. TCV/Total Floor Area = 803.65, Most recent sale 12/31/1990 for 220,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,115,700     | 2,115,700      | 2,115,700 | 685,319      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 94,300         | 0         | 0            | 18,503         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,210,000     | 2,210,000      | 2,210,000 | 703,822      | 703,822        | 703,822 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-031-052-01   | 2026 Est. T.C.V.    | OFENLOCH CHARLES E & SARA J |
| Property Class: 401 |                     | 7786 S DUNNS FARM RD        |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L505 P703 L516 P648 L548 P683 L684 P244 L689 P108/02 L928 P995/07 2006 INTEREST SPLIT FROM 006-031-052-00 PRT OF GOVT LOT 4 SEC 31 COM W MEANDER COR S SEC LN TH E 226.11 FT TO C/L C0 RD 675 TH N 12 DEG 09'02" E 651.31 FT ALG SD C/L TH N 12 DEG 34'35" E 193.80 FT TH N 08 DEG 56'52" E 7.52 FT TH N 08 DEG 37'31" E 101.05 FT ALG SD C/L FOR POB TH N 08 DEG 37'32" E 100.29 FT ALG SD C/L TH N 89 DEG 43'13" W 443.90 FT TO TRAVERSE LN ON SHR GLEN LAKE TH S 01 DEG 26'48" E 98.62 FT ALG SD TRAVERSE LN TH S 89 DEG 37'58" E 56.44 FT TH S 00 DEG 22'02" W 6 FT TH S 89 DEG 37'58" E 134.72 FT TH N 00 DEG 22'02" E 12 FT TH S 89 DEG 37'58" E 134.72 FT TH S 00 DEG 22'02" W 6 FT TH S 89 DEG 37'58" E 100.31 FT TO POB UND 1% INTEREST TO CHARLES E & SARA J OFENLOCH SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj.                   | Reason         | Value  |
|----------------------------------------|----------|--------|--------|--------|-------|-------------------------|----------------|--------|
| GROUP A 21000                          | 98.62    | 435.04 | 1.0000 | 0.8879 | 21000 | 1                       | INTEREST SPLIT | 18,388 |
| 99 Actual Front Feet, 0.98 Total Acres |          |        |        |        |       | Total Est. Land Value = |                | 18,388 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01     | 630  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.67     | 1650 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 2340 SF Floor Area = 5500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/1/0.85

Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 2,340  |          |            |
| 2 Story | Siding   | Overhang    | 46     |          |            |
| 1 Story | Siding   | Overhang    | 728    |          |            |
|         |          |             | Total: | 934,623  | 7,944      |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |     |
|--------------------|---|--------|-----|
| Average Fixture(s) | 1 | 3,257  | 28  |
| 3 Fixture Bath     | 4 | 41,101 | 349 |
| Separate Shower    | 1 | 3,123  | 27  |

##### Water/Sewer

|                      |   |       |    |
|----------------------|---|-------|----|
| 1000 Gal Septic      | 1 | 6,011 | 51 |
| Water Well, 100 Feet | 1 | 6,941 | 59 |

##### Porches

|                |     |        |     |
|----------------|-----|--------|-----|
| CCP (1 Story)  | 84  | 3,667  | 31  |
| CCP (1 Story)  | 128 | 5,412  | 46  |
| WSEP (1 Story) | 282 | 21,015 | 179 |

##### Deck

|              |     |       |    |
|--------------|-----|-------|----|
| Treated Wood | 486 | 8,058 | 68 |
|--------------|-----|-------|----|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |     |
|-----------------------|-----|--------|-----|
| Base Cost             | 728 | 52,212 | 444 |
| Common Wall: 1/2 Wall | 1   | -1,792 | -15 |
| Door Opener           | 2   | 1,504  | 13  |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Parcel Number: 45-006-031-052-01

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|                                                            |           |        |     |
|------------------------------------------------------------|-----------|--------|-----|
| Base Cost                                                  | 625       | 23,200 | 197 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |           |        |     |
| Base Cost                                                  | 407       | 17,196 | 146 |
| Built-Ins                                                  |           |        |     |
| Appliance Allow.                                           | 1         | 6,850  | 58  |
| Fireplaces                                                 |           |        |     |
| Interior 2 Story                                           | 1         | 9,604  | 82  |
| Totals:                                                    | 1,141,982 | 9,707  |     |

Notes: 7786 S DUNNS FARM RD = HOUSE AT LAKE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 26,209

|                                                                           |        |             |
|---------------------------------------------------------------------------|--------|-------------|
| 2026 Est. T.C.V. 006-031-052-01                                           | =      | 49,597      |
| Est. TCV/Total Floor Area = 9.02, Most recent sale 12/31/1990 for 220,000 |        |             |
| 2025 Assessed                                                             | MBOR   | S.E.V.      |
| 23,800                                                                    | 23,800 | 23,800      |
| 2026 New Eq. Adjustment                                                   | Loss   | Losses      |
| 0                                                                         | 1,000  | 0           |
| 2026 Assessed                                                             | MBOR   | S.E.V.      |
| 24,800                                                                    | 24,800 | 24,800      |
|                                                                           | Capped | ->Taxable<- |
|                                                                           | 11,379 | 11,379      |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-031-052-10   | 2026 Est. T.C.V.    | LEAHY TIMOTHY J & MARGARET J TRUSTS |
| Property Class: 401 |                     | 7812 S DUNNS FARM RD                |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

L268 P331/86 L315 P907/90 L516 P648/99 PRT GOVT LOT 4 COM W MEANDER COR S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 FT ALG SD C/L TH N 12 DEG 34' 35" E 193.80 FT TH N 8 DEG 56' 52" E 7.52 FT ALG SD C/L FOR POB TH N 89 DEG 37' 58" W 408.29 FT TO TRAVERSE LN ON SHR GLEN LAKE TH N 1 DEG 26' 48" W 100.05 FT ALG SD TRAVERSE LN TH S 89 DEG 37' 58" E 56.44 FT TH S 00 DEG 22'02" W 6 FT TH S 89 DEG 37'58" E 134.72 FT TH N 00 DEG 22'02" E 12 FT THS 89 DEG 37'58" E 134.72 FT TH S 00 DEG 22'02" E 6 FT TH S 89 DEG 37'58" E 100.31 FT TO C/L SD CO RD TH S 89 DEG 37'58" E 900 FT TH S 08 DEG 37'32" W 101.05 FT TH N 89 DEG 37'58" W 900 FT TOSD C/L & POB SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                          | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|---------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                        | 100.05   | 1315.51 | 1.0000 | 1.1708 | 21000 | 100   |        | 2,460,003 |
| 100 Actual Front Feet, 3.02 Total Acres      Total Est. Land Value = |          |         |        |        |       |       |        | 2,460,003 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.67      | 625  | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 11.81     | 784  | 0      | 0          |
| D/W/P: Patio Blocks                                 | 21.35     | 250  | 0      | 0          |
| Retaining Wall: Block, 8 in.                        | 27.15     | 320  | 50     | 4,344      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 14,344     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY      Cls B      Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2377 SF      Floor Area = 3250 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement    | 224    |          |            |
| 1.5 Story  | Siding   | Crawl Space | 1,409  |          |            |
| 1 Story    | Siding   | Crawl Space | 744    |          |            |
|            |          |             | Total: | 563,129  | 478,659    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 5 | 51,376 | 43,670 |
| 2 Fixture Bath     | 2 | 13,700 | 11,645 |

##### Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 11,719 | 9,961 |
| Water Well, 50 Feet | 1 | 3,471  | 2,950 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 77  | 3,384  | 2,876  |
| CCP (1 Story) | 233 | 9,322  | 7,924  |
| CCP (1 Story) | 474 | 18,254 | 15,516 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 640 | 47,610 | 40,468 |
| Storage Over Garage | 413 | 8,793  | 7,474  |
| Door Opener         | 2   | 1,504  | 1,278  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

Parcel Number: 45-006-031-052-10

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## Fireplaces

Interior 2 Story

1

9,604

8,163

Totals:

751,973

639,174

Notes: 2018 STRIP TO STUDS

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,725,770

2026 Est. T.C.V. 006-031-052-10

= 4,200,117

Est. TCV/Total Floor Area = 1292.34, Most recent sale 09/28/1990 for 10

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

2,004,600

2,004,600

2,004,600

778,707

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

95,500

0

0

21,025

0

2026 Assessed

MBOR

S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

2,100,100

2,100,100

2,100,100

799,732

799,732

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-053-00   | 2026 Est. T.C.V.    | ALL SHOOK UP LLC     |
| Property Class: 401 |                     | 7814 S DUNNS FARM RD |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L248 P723 L283 P667/87 L780 P266/03 PRT GOVT LOT 4 SEC 31 COM AT W MEANDER COR  
ON S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 ALG C/L  
FOR POB TH NELY 101.03 FT ALG SD C/L & ARC OF A 1531.16 FT RAD CVE TO LEFT  
(CHORD=N 14 DEG 18' 53" E 101.01 FT) TH N 89 DEG 37' 25" W 316.76 FT TH S 0 DEG  
44' 52" W 5.40 FT TH N 89 DEG 13' 04" W 35.30 FT TH N 0 DEG 44' 52" E 5.15 FT TH  
N 89 DEG 37' 25" W 29.75 FT TO TRAV LN ON SHR GLEN LAKE TH S 4 DEG 41' 08" E  
99.21 FT ALG SD TRAV LN TH S 89 DEG 45' 05" E 348.71 FT TO POB TOGETHER WITH &  
SUBJECT TO EASEMENT SEC 31 T29N R13W 0.82 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 99.00    | 350.00 | 1.0000 | 0.8409 | 21000 | 100   | SWAMP  | 1,748,224                         |
| 99 Actual Front Feet, 0.80 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,748,224 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY      Cls B      Blt 2006

(11) Heating System: Forced Heat & Cool  
Ground Area = 2188 SF      Floor Area = 4376 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 2,188  |          |            |
|         |          |             | Total: | 741,764  | 600,828    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,638 |
| 3 Fixture Bath     | 1 | 10,275 | 8,323 |
| 2 Fixture Bath     | 1 | 6,850  | 5,548 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,869 |
| Water Well, 100 Feet | 1 | 6,941 | 5,622 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 320 | 16,966 | 13,742 |
| WCP (1 Story) | 54  | 4,972  | 4,027  |
| WPP           | 716 | 16,683 | 13,513 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 42 | 1,772 | 1,435 |
|--------------|----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 528 | 41,591 | 33,689 |
| Door Opener | 2   | 1,504  | 1,218  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,548 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 9,547 |
|------------------|---|--------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 877,223 710,548

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,918,480

Cost Est. for Res. Bldg: 2 Single Family LOG Cls CD Blt 1900

(11) Heating System: Wall/Floor Furnace

Ground Area = 378 SF Floor Area = 378 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|---------|-----------|-------------|--------|----------|------------|
| 1 Story | Pine Logs | Crawl Space | 378    |          |            |
|         |           |             | Total: | 32,421   | 16,893     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 36 | 1,483 | 816 |
|--------------|----|-------|-----|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 240 | 12,276 | 6,752 |
|-----------|-----|--------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |
|----------------------|---|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

Totals: 55,087 30,297

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 81,802

2026 Est. T.C.V. 006-031-053-00

= 3,753,506

Est. TCV/Total Floor Area = 789.55

2025 Assessed MBOR S.E.V.

1,790,600 1,790,600 1,790,600

Base for Cap

IRM

607,864

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 86,200 0

0

16,412

0

2026 Assessed MBOR S.E.V.

Capped

->Taxable<-

PRE/MBT

1,876,800 1,876,800 1,876,800

624,276

624,276

0



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-031-053-10   | 2026 Est. T.C.V.    | COZZENS BRUCE C & KATHRYN E TRUST |
| Property Class: 401 |                     | 7816 S DUNNS FARM RD              |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

L235 P968/83 L430 P130/96 PRT GOVT LOT 4 SEC 31 COM W MEANDER COR ON S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 FT ALG SD C/L TH N 14 DEG 18' 53" E 101.01 FT FOR POB TH NELY 92.91 FT ALG SD C/L & ARC OF 1531.16 FT RAD CVE TO LEFT CHORD IS N 10 DEG 41' 10" E 92.89 FT TH N 8 DEG 56' 52" E 7.52 FT ALG SD C/L TH N 89 DEG 37' 58" W 408.29 FT TO TRAV LN ALG SHR GLEN LAKE TH S 4 DEG 41' 08" E 99.15 FT TH S 89 DEG 37' 25" E 29.75 FT TH S 0 DEG 44' 52" W 5.15 FT TH S 89 DEG 13' 04" E 35.30 FT TH N 0 DEG 44' 52" E 5.40 FT TH S 89 DEG 37' 25" E 316.76 FT TO POB SEC 31 T29N R13W .90 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                  | 99.00    | 400.00 | 1.0000 | 0.8694 | 21000 | 100   |        | 1,807,569 |
| 99 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,807,569 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 51.17 | 24   | 50     | 614        |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,614      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 2075 SF Floor Area = 3750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 390    |          |            |
| 1 Story   | Siding   | Crawl Space | 224    |          |            |
| 1.5 Story | Siding   | Crawl Space | 325    |          |            |
| 2 Story   | Siding   | Crawl Space | 584    |          |            |
| 1.5 Story | Siding   | Crawl Space | 552    |          |            |
| 1 Story   | Siding   | Overhang    | 652    |          |            |
|           |          |             | Total: | 531,972  | 425,579    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| CCP (1 Story) | 60  | 2,432  | 1,946 |
| WPP           | 444 | 10,367 | 8,294 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 652 | 40,750 | 32,600 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 2   | 1,343  | 1,074  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

## Deck

Treated Wood

16

773

618

Totals:

620,873

496,701

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,341,093

2026 Est. T.C.V. 006-031-053-10

= 3,154,276

Est. TCV/Total Floor Area = 841.14

2025 Assessed MBOR S.E.V.

1,508,800 1,508,800 1,508,800

Base for Cap

IRM

443,549

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 68,300 0

0

11,975

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,577,100 1,577,100 1,577,100

455,524

455,524

455,524

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-031-054-00   | 2026 Est. T.C.V.    | CHRISTENSEN GREGORY & MICHELLE TRUS |
| Property Class: 401 |                     | 7660 S DUNNS FARM RD                |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

L1271P683 PARCEL A: A PART OF GOVERNMENT LOT 3, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOW: COMMENCING AT THE MEANDER CORNER AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTHERLY ALONG THE SHORE OF GLEN LAKE TO A POINT ON SAID SHORE 300 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 3, AS THE PLACE OF BEGINNING; THENCE EAST 300 FEET; THENCE SOUTH 100 FEET; THENCE WEST 300 FEET., MORE OR LESS TO THE SHORE OF GLEN LAKE; THENCE NORTHERLY ALONG THE SHORE OF SAID LAKE TO PLACE OF BEGINNING. PARCEL B: TOGETHER WITH AN UNDIVIDED 1/7TH FEE INTEREST IN THE FOLLOWING EASEMENT PARCEL: COMMENCING AT THE MEANDER POST AT THE WEST END OF THE EAST-WEST QUARTER LINE OF SAID SECTION31; THENCE SOUTH 21°26'10" EAST, ALONG THE SHORE OF GLEN LAKE, 324.66 FEET; THENCE SOUTH 88°48' EAST, 300.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°48' EAST, 666.41 FEET TO THE CENTERLINE OF COUNTY ROAD 675; THENCE SOUTH 9°45'10" WEST, ALONG SAID CENTERLINE, 101.13 FEET; THENCE NORTH 88°48' WEST, 651.38 FEET; THENCE NORTH 1°12' EAST, 100.00 FEET TO THE POINT OF BEGINNING.

FORMERLY ABV AS L268 P890 L441 P475 L501 P069/99 PRT OF GOVT LOT 3 SEC 31 COM AT NW COR TH SLY ON SHR GLEN LAKE TO PT 300 FT S & AT RT ANGLES TO N LT LN FOR POB TH E 300 FT TH S 100 FT TH W 300 FT TO SHR TH NLY ALG SHR TO POB ALSO 006-031-049-00 TOTALLY ASSESSED WITH THIS PARCEL SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth      | Front  | Depth  | Rate  | %Adj. | Reason                       | Value                             |
|-----------------------------------------|----------|------------|--------|--------|-------|-------|------------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 300.00     | 1.0000 | 0.8091 | 21000 | 100   |                              | 1,699,124                         |
| GROUP A 21000                           | 5.00     | 300.00     | 1.0000 | 0.8091 | 21000 | 50    | SURPLUS: ZONING 100 FT       | 42,478                            |
| OFF WATER 1/7UND INT EASE               |          | 1.50 Acres |        |        | 1     | 100   | UND 1/7 INT: EASEMENT PARCEL | 2                                 |
| 105 Actual Front Feet, 2.22 Total Acres |          |            |        |        |       |       |                              | Total Est. Land Value = 1,741,604 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3073 SF Floor Area = 4610 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 3,073 |          |            |
| Total:    |          |             |       | 714,555  | 643,170    |

#### Other Additions/Adjustments

|                      |  |     |  |        |        |
|----------------------|--|-----|--|--------|--------|
| Exterior             |  |     |  |        |        |
| Stone Veneer         |  | 100 |  | 5,083  | 4,575  |
| Plumbing             |  |     |  |        |        |
| Average Fixture(s)   |  | 1   |  | 3,257  | 2,931  |
| 3 Fixture Bath       |  | 3   |  | 30,826 | 27,743 |
| 2 Fixture Bath       |  | 1   |  | 6,850  | 6,165  |
| Water/Sewer          |  |     |  |        |        |
| 2000 Gal Septic      |  | 1   |  | 11,719 | 10,547 |
| Water Well, 100 Feet |  | 1   |  | 6,941  | 6,247  |
| Porches              |  |     |  |        |        |
| CCP (1 Story)        |  | 121 |  | 5,138  | 4,624  |

Parcel Number: 45-006-031-054-00

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|                                                            |     |         |         |           |
|------------------------------------------------------------|-----|---------|---------|-----------|
| CCP (1 Story)                                              | 16  | 1,049   | 944     |           |
| Deck                                                       |     |         |         |           |
| Treated Wood                                               | 65  | 2,213   | 1,992   |           |
| Garages                                                    |     |         |         |           |
| Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |           |
| Base Cost                                                  | 860 | 46,474  | 41,827  |           |
| Common Wall: 1 Wall                                        | 1   | -3,126  | -2,813  |           |
| Door Opener                                                | 3   | 2,257   | 2,031   |           |
| Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |           |
| Base Cost                                                  | 324 | 23,646  | 13,242  | *56% Good |
| Built-Ins                                                  |     |         |         |           |
| Appliance Allow.                                           | 1   | 6,850   | 6,165   |           |
| Fireplaces                                                 |     |         |         |           |
| Interior 2 Story                                           | 1   | 9,604   | 8,644   |           |
| Totals:                                                    |     | 873,336 | 778,034 |           |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,100,692

|                                                                               |           |           |                |             |           |
|-------------------------------------------------------------------------------|-----------|-----------|----------------|-------------|-----------|
| 2026 Est. T.C.V. 006-031-054-00                                               |           |           |                | =           | 3,852,296 |
| Est. TCV/Total Floor Area = 835.64, Most recent sale 09/01/2016 for 2,300,000 |           |           |                |             |           |
| 2025 Assessed                                                                 | MBOR      | S.E.V.    | Base for Cap   | IRM         |           |
| 1,836,600                                                                     | 1,836,600 | 1,836,600 | 1,123,592      | 2.70        |           |
| 2026 New Eq. Adjustment                                                       | Loss      | Additions | Tax Adjustment | Losses      |           |
| 0                                                                             | 89,500    | 0         | 30,336         | 0           |           |
| 2026 Assessed                                                                 | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT   |
| 1,926,100                                                                     | 1,926,100 | 1,926,100 | 1,153,928      | 1,153,928   | 1,153,928 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-055-00   | 2026 Est. T.C.V.    | TUKTAWA LLC          |
| Property Class: 401 |                     | 7874 S DUNNS FARM RD |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L419 P33 DC L502 P469/99 BEG AT POINT ON SHR GLEN LAKE 377.5 FT NELY FROM  
 MEANDER CORNER AT W END OF S LN SEC 31 TH E TO C/L HWY TH N 10 DEG E ALG SD HWY  
 266 FT TH W TO SHR GLEN LAKE TH SELY ALG SD SHR TO POB SEC 31 T29N R13W 1.7 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        |        |                         | RIVER |                        |           |
|-----------------------------------------|----------|-------------|--------|--------|-------------------------|-------|------------------------|-----------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason                 | Value     |
| GROUP A 21000                           | 100.00   | 300.00      | 0.8442 | 0.8091 | 21000                   | 100   |                        | 1,434,469 |
| GROUP A 21000                           | 150.00   | 300.00      | 0.8442 | 0.8091 | 21000                   | 50    | SURPLUS: ZONING 100 FT | 1,075,851 |
| 250 Actual Front Feet, 1.72 Total Acres |          |             |        |        | Total Est. Land Value = |       |                        | 2,510,320 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 34.31    | 72   | 50     | 1,235      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,235      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2144 SF Floor Area = 3216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,144  |          |            |
|           |          |             | Total: | 414,454  | 343,942    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,204  |
| 3 Fixture Bath     | 3 | 13,700 | 11,371 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,969 |
| Water Well, 100 Feet | 1 | 5,847 | 4,853 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 170 | 9,700 | 8,051 |
| WCP (1 Story)  | 170 | 7,749 | 6,432 |

##### Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood w/Roof (Deck Portion) | 28  | 1,262 | 1,047 |
| Treated Wood w/Roof (Roof portion) | 28  | 620   | 515   |
| Treated Wood                       | 622 | 8,559 | 7,104 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,297 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,519 |
| Two Sided        | 1 | 7,656 | 6,354 |

Totals: 485,196 402,658

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,087,177

2026 Est. T.C.V. 006-031-055-00 = 3,603,732

Est. TCV/Total Floor Area = 1120.56

|               |           |           |              |      |
|---------------|-----------|-----------|--------------|------|
| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
| 1,386,200     | 1,386,200 | 1,386,200 | 302,056      | 2.70 |

Parcel Number: 45-006-031-055-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 415,700        | 0         | 0         | 8,155          | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,801,900 | 1,801,900      | 1,801,900 | 310,211   | 310,211        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-031-056-00   | 2026 Est. T.C.V.    | BIG GLEN LAKE LLC    |
| Property Class: 401 |                     | 7900 S DUNNS FARM RD |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L409 P271 DC L417 P5/96 L428 P831/96 PRT OF GOVT LOT 4 SEC 31 BEG ON SHR GLEN LAKE 227.5 FT NELY OF MEANDER COR AT W END E-W 1/4 LN SD SEC TH E TO C/L CO RD 675 TH N 10 DEG E 150 FT ALG C/L TH W TO SHR GLEN LAKE TH SWLY ALG SHR 150 FT TO POB SEC 31 T29N R13W .85 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        |        |       | RIVER |                        |                                   |
|-----------------------------------------|----------|-------------|--------|--------|-------|-------|------------------------|-----------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
| GROUP A 21000                           | 100.00   | 245.00      | 0.9592 | 0.7692 | 21000 | 100   |                        | 1,549,403                         |
| GROUP A 21000                           | 50.00    | 245.00      | 0.9592 | 0.7692 | 21000 | 50    | SURPLUS: ZONING 100 FT | 387,351                           |
| 150 Actual Front Feet, 0.84 Total Acres |          |             |        |        |       |       |                        | Total Est. Land Value = 1,936,754 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1982 SF Floor Area = 3468 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,982  |          |            |
|            |          |             | Total: | 481,868  | 395,132    |

#### Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 328 | 15,036 | 12,330 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 2,136 | 1,752 |
| 3 Fixture Bath     | 1 | 6,716 | 5,507 |

|                      |   |        |       |
|----------------------|---|--------|-------|
| Water/Sewer          |   |        |       |
| 1000 Gal Septic      | 1 | 5,541  | 4,544 |
| Water Well, 200 Feet | 1 | 12,175 | 9,983 |

|                |     |        |        |
|----------------|-----|--------|--------|
| Porches        |     |        |        |
| WSEP (1 Story) | 576 | 36,599 | 30,011 |
| WCP (1 Story)  | 198 | 11,151 | 9,144  |
| WPP            | 35  | 2,174  | 1,783  |
| WCP (1 Story)  | 256 | 13,079 | 10,725 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 302 | 5,647 | 4,631 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 3,976 | 3,260 |

|                   |   |       |       |
|-------------------|---|-------|-------|
| Fireplaces        |   |       |       |
| Interior 2 Story  | 1 | 8,495 | 6,966 |
| 2nd on Same Stack | 1 | 5,406 | 4,433 |
| Raised Hearth     | 2 | 1,370 | 1,123 |

Totals: 611,369 501,324

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,353,575

Parcel Number: 45-006-031-056-00

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2026 Est. T.C.V. 006-031-056-00 = 3,295,329  
 Est. TCV/Total Floor Area = 950.21, Most recent sale 08/23/1996 for 475,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,233,800     | 1,233,800      | 1,233,800 | 882,636      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 413,900        | 0         | 0            | 23,831         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,647,700     | 1,647,700      | 1,647,700 | 906,467      | 906,467        | 0       |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-031-057-00   | 2026 Est. T.C.V.    | MALUCHNIK C & TITHOF A |
| Property Class: 401 |                     | 7924 S DUNNS FARM RD   |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L1360P769 THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE 66 FEET NORTH OF THE MEANDER CORNER AT THE WEST END OF THE SOUTH LINE OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, RUNNING THENCE EAST TO THE CENTER OF THE BURDICKVILLE-GIEN ARBOR HIGHWAY; THENCE NORTH 1 00 EAST ALONG SAID HIGHWAY 161 1/2 FEET, THENCE WEST PARALLEL WITH THE FIRST MENTIONED LINE TO THE SHORE OF GLEN LAKE; THENCE SOUTHWESTERLY ALONG THE SAID SHORE TO THE PLACE OF BEGINNING, 161 1/2 FEET, MORE OR LESS.

PARCEL DESCRIPTION AS SUBMITTED WITH TITLE INSURANCE APPLICATION  
PART OF GOVERNMENT LOT 4, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN,  
DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE MEANDER CORNER AT THE WEST END OF THE SOUTH LINE OF SAID SECTION 31; THENCE NORTH 00°06'36" WEST, 65.93 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88°58'33" EAST (ALSO RECORDED AS EAST), 237.51 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675; THENCE NORTH 10°01'16" EAST, ALONG SAID CENTERLINE, 80.47 FEET (ALSO RECORDED AS NORTH 10°00'00" EAST, 80.75 FEET); THENCE NORTH 88°57'58" WEST (ALSO RECORDED AS WEST) 244.46 FEET TO A  
TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 05°04'26" WEST, ALONG SAID TRAVERSE LINE, 79.72 FEET (ALSO  
RECORDED AS SOUTHWESTERLY, 80.75 FEET, MORE OR LESS) TO THE POINT OF BEGINNING.  
INCLUDING ALL LAND, IF ANY, LYING BETWEEN THE SIDELINES OF THE DESCRIBED PARCEL AS EXTENDED WESTERLY TO THE HIGH WATER MARK OF GLEN LAKE.  
FORMERLY AVB AS S 1/2 OF FOLLOWING DESCR: BEING PRT GOVT LOT 4 BEG N 4 DEG 08' E 66 FT FROM W END S SEC LN TH E 231.25 FT TO C/L HWY TH N 10 DEG E ON C/L 163.7 FT TH W 245.61 FT TO SHR GLEN LAKE TH S 4 DEG 08' W ON SHR 161.5 FT TO POB SEC 31 T29N R13W 0.45 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/                         | 80.00    | 200.00 | 1.0934 | 1.3195 | 8000       | 100   |              | 923,328 |
| 80 Actual Front Feet, 0.37 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 923,328 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.28     | 144  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls CD | Blt 1965 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Electric Baseboard  
Ground Area = 950 SF Floor Area = 950 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 950    |          |            |
|         |          |             | Total: | 118,959  | 71,375     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 100 | 1,947 | 1,168 |
|-----|-----|-------|-------|

##### Built-Ins

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|                  |   |         |        |
|------------------|---|---------|--------|
| Appliance Allow. | 1 | 1,934   | 1,160  |
| Fireplaces       |   |         |        |
| Exterior 1 Story | 1 | 5,708   | 3,425  |
| Totals:          |   | 139,752 | 83,850 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 226,396

2026 Est. T.C.V. 006-031-057-00 = 1,154,724  
 Est. TCV/Total Floor Area = 1215.50, Most recent sale 05/15/2019 for 675,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 515,100 515,100 515,100 385,446 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 62,300 0 0 10,407 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 577,400 577,400 577,400 395,853 395,853 0

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-031-058-00   | 2026 Est. T.C.V.    | MERSERVE FAMILY TRUST |
| Property Class: 401 |                     | 7908 S DUNNS FARM RD  |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L349 P440 L549 P938 L557 P149 L667 P21 L673 P520&522/02 L692 P42/02 N 1/2 OF  
 FOLLOWING DESCR: BEING PRT GOVT LOT 4 BEG N 4 DEG 08' E 66 FT FROM W END S SEC  
 LN TH E 231.25 FT TO C/L HWY TH N 10 DEG E ON C/L 161.5 FT TH W 245.61 FT TO SHR  
 GLEN LK TH S 4 DEG 08' W ON SHR 161.5 FT TO POB SEC 31 T29N R13W. 0.45 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/                         | 80.00    | 200.00 | 1.0934 | 1.3195 | 8000       | 100   |              | 923,328 |
| 80 Actual Front Feet, 0.37 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 923,328 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 540  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = 1772 SF Floor Area = 2554 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,413 |          |            |
| 1 Story   | Siding   | Crawl Space | 359   |          |            |
| 1 Story   | Siding   | Overhang    | 75    |          |            |
|           |          | Total:      |       | 298,931  | 164,412    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 2 Fixture Bath     | 1 | 3,056 | 1,681 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 34 | 2,640 | 1,452 |
|---------------|----|-------|-------|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 92 | 4,099 | 2,254 |
| Wood Balcony | 57 | 2,539 | 1,396 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 396 | 16,885 | 9,287 |
|-----------|-----|--------|-------|

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 621 | 25,685 | 14,127 |
| Door Opener | 1   | 537    | 295    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,583 |
|------------------|---|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 756 | 9,820 | 5,401 |
|--------------|-----|-------|-------|

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 Totals: 385,553 212,054

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 572,547

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 2026 Est. T.C.V. 006-031-058-00 = 1,503,375

Est. TCV/Total Floor Area = 588.64

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 682,000       | 682,000        | 682,000 | 399,783      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 69,700         | 0       | 0            | 10,794         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 751,700       | 751,700        | 751,700 | 410,577      | 410,577        | 410,577 |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-031-059-00   | 2026 Est. T.C.V.    | DEKORNE JOHNSON K & SWANSON L |
| Property Class: 401 |                     | 7948 S DUNNS FARM RD          |
| Map #: 6            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L234 P321 DC L391 P757 L429 P589/96 L605 P549&557/01 L810 P744/04 L814 P982/04  
 PRT OF GOVT LOT 4 SEC 31 BEG AT W END S SEC LN ON SHR GLEN LAKE TH E 226.11 FT  
 TO C/L HWY TH N 10 DEG E 66.84 FT TH W 231.25 FT TO SHR TH S 4 DEG 08' W 66 FT  
 TO POB SEC 31 T29N R13W 0.35 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                        |          | * Factors * |        | RIVER/WET |                         |              |
|----------------------------------------|----------|-------------|--------|-----------|-------------------------|--------------|
| Description                            | Frontage | Depth       | Front  | Depth     | Rate %Adj.              | Reason Value |
| INFERIOR 8000/                         | 66.00    | 228.00      | 1.1808 | 1.3545    | 8000 100                | 844,519      |
| 66 Actual Front Feet, 0.34 Total Acres |          |             |        |           | Total Est. Land Value = | 844,519      |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 920 SF Floor Area = 1150 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 920    |          |            |
|            |          |             | Total: | 134,630  | 74,046     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CPP            | 28 | 797   | 438   |
| CGEP (1 Story) | 40 | 4,034 | 2,219 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 748 23,502 12,926

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,139 |
|------------------|---|-------|-------|

Totals: 181,809 99,994

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 269,984

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1941

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 964 SF Floor Area = 964 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

Parcel Number: 45-006-031-059-00

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| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 480    |          |            |
| 1 Story | Siding   | Slab        | 484    |          |            |
|         |          |             | Total: | 119,072  | 65,489     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |
|----------------------|---|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 127,737 | 70,255 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 189,689

2026 Est. T.C.V. 006-031-059-00 = 1,309,192

Est. TCV/Total Floor Area = 619.30, Most recent sale 07/01/2009 for 75,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 593,000       | 593,000        | 593,000 | 223,408      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 61,600         | 0       | 0            | 6,032          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 654,600       | 654,600        | 654,600 | 229,440      | 229,440        | 204,202 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-101-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | PORT ONEIDA RD       |
| Map #: 8            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L179 P10 L562 P763/00 L637 P325/02 SURVEY L8 P185 TRACT 34-181 GOVT LOT 2 SEC 1  
 EXC BEG AT PT ON NLY R/W LN OF PUBLIC RD WHICH IS 2735.55 FT N OF & 2484.41 FT W  
 OF SE COR SD SEC TH N 26 DEG 07' E 1088.01 FT M/L TH N 89 DEG 38' W TO SHR LK  
 MICHIGAN TH SWLY ALG SD SHR 975.00 FT M/L TH S 68 DEG 33' E 185.08 FT TH S 21  
 DEG 27' W 17.00 FT TH S 68 DEG 33' E 139.56 FT TO POB ALSO EXCPRT BEG AT NE COR  
 GOVT LOT 3 TH E ALG S LN GOVT LOT 2 TO SLY R/W LN OF PUBLIC RDTH ALG SD R/W N 68  
 DEG 33' W 210.00 FT M/L & S 21 DEG 27' W 17.00 FT & N 68 DEG33' W TO SHR LK  
 MICHIGAN TH SWLY ALG SD SHR TO S LN SD GOVT LOT 2 TH E ALG SD S LN TO POB ALSO  
 EXC N 5.00 ACRES OF GOVT LOT 2 ALSO SE 1/4 OF NE 1/4 SEC 1 ALSO N 1/2 OF SE 1/4  
 SEC 1 EXC BEG AT SWCOR SD N 1/2 OF SE 1/4(SD POB ALSO BEINGSE COR GOVT LOT 3 SD  
 SEC) TH N 33 DEG 19' E 1407.30 FT M/L TO SLY R/W LN OF PUBLIC RD TH NWLY ALG SD  
 R/W LN TO E-W 1/4 LN SD SEC TH W ALG SD LN TO NE COR GOVT LOT 3 TH S ALG E LN  
 GOVT LOT 3 TO POB ALSO N 1/2 OF S 1/2 OF SE 1/4 SEC 1 EXC S 10.00 ACRES THEREOF  
 ALSO EXC PRT COM AT SE COR SD SEC TH N ALG E LN SD SEC 206.29 FT TH N 49 DEG 31'  
 W 711.42 FT TH N 32 DEG 48' W 140.30 FT M/L TO POB TH S89 DEG 55' W 438.39 FT TH  
 N 58 DEG 13' E369.65 FT TO C/L PUBLIC RD TH S 32 DEG 48' E ALG SD C/L 235.81 FT  
 TO POB SEC 1 T29N R14W. 160.32 A M/L.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description         | Frontage | Depth  | Front         | Depth | Rate       | %Adj. | Reason       | Value     |
|---------------------|----------|--------|---------------|-------|------------|-------|--------------|-----------|
| 4085 ACRE TBL LK MI |          |        | 106.320 Acres |       | 42,000     | 100   |              | 4,465,440 |
|                     |          | 106.32 | Total Acres   |       | Total Est. |       | Land Value = | 4,465,440 |

|                           |                    |        |              |                |         |   |
|---------------------------|--------------------|--------|--------------|----------------|---------|---|
| 2026 Est. T.C.V.          | 006-101-001-00     |        |              |                | =       | 0 |
| Est. TCV/Total Floor Area | =                  | 0.00   |              |                |         |   |
| 2025 Assessed             | MBOR               | S.E.V. | Base for Cap | IRM            |         |   |
| 0                         | 0                  | 0      | 0            | 2.70           |         |   |
| 2026                      | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |   |
| 0                         | 0                  | 0      | 0            | 0              | 0       |   |
| 2026 Assessed             | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |   |
| 0                         | 0                  | 0      | 0            | 0              | 0       |   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-101-002-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | LANE RD              |
| Map #: 8            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PRT GOVT LOT 2 BEG AT PT ON NLY R/W LINE OF HWY 2737.55 FT N & 2484.41 FT W OF  
 SE COR SEC 1 TH N 68 DEG 33' W ALONG R/W 139.56 FT TH N 21DEG 27' E ALONG R/W 17  
 FT TH N 68 DEG 33' W ALONG R/W LINE 185.08 FT TO SHORE LAKE MICH TH N 33 DEG 01'  
 E ALONG SHORE 228.93 FT TH S 68 DEG 33' E 298.44 FT TH S 26 DEG 07' W 242.06 FT  
 TO BEG EX 10.03 FT R/W TO BAKER SEC 1 T29N R14W 1.66 A.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

APPROX 1.66 AC

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason             | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|--------|-------|--------------------|-----------|
| LK MI "A"                                                       | 21000    | 228.93 | 315.86 | 0.8047 | 0.9007 | 21000 | 50 PARK EXEMPT USE | 1,742,197 |
| 229 Actual Front Feet, 1.66 Total Acres Total Est. Land Value = |          |        |        |        |        |       |                    | 1,742,197 |

2026 Est. T.C.V. 006-101-002-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-101-003-00   | 2026 Est. T.C.V.    | HENRY GREGORY L & MARGENE ANN |
| Property Class: 401 |                     | 2656 S LANE RD                |
| Map #: 8            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L333 P150/91 PRT GOVT LOT 2 BEG AT PT 2954.91 FT N & 2377.84 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 298.44 FT TO SHR LAKE MICHIGAN TH N 33 DEG 01' E ALG SHR 152.62 FT TH S 68 DEG 33' E 280.05 FT TH S 26 DEG 07' W 150 FT TO POB EXC 10.03 FT R/W TO BAKER ON SE SIDE TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 1 T29N R14W 1 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 152.62 | 289.47 | 0.8906 | 0.8812 | 21000 | 100    | 2,515,280                         |
| 153 Actual Front Feet, 1.01 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 2,515,280 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,850      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1953

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2897 SF Floor Area = 2897 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,897  |          |            |
|         |          |             | Total: | 408,179  | 265,292    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 196 | 10,764 | 6,997 |
| WCP (1 Story)  | 108 | 5,463  | 3,551 |

##### Deck

|              |      |        |       |
|--------------|------|--------|-------|
| Treated Wood | 350  | 5,873  | 3,817 |
| Treated Wood | 98   | 2,486  | 1,616 |
| Treated Wood | 1087 | 14,120 | 9,178 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 471,638 306,542

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 827,663

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls C 10 Blt 1953

Parcel Number: 45-006-101-003-00

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(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 646 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 0.5 Story | Siding   | Overhang   | 1291   |          |            |
|           |          |            | Total: | 49,458   | 32,148     |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 3,615 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 699    |
| Base Cost   | 1291 | 55,836 | 36,293 |

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,685 |
|----------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 115,975 | 75,383 |
|---------|---------|--------|

Notes: GARAGE W/ LIVING

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 203,534

2026 Est. T.C.V. 006-101-003-00 = 3,551,327

Est. TCV/Total Floor Area = 1002.35, Most recent sale 12/09/1991 for 320,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,695,900               | 1,695,900 | 1,695,900 | 548,992        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 79,800    | 0         | 14,822         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,775,700               | 1,775,700 | 1,775,700 | 563,814        | 563,814     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-101-004-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | LANE RD              |
| Map #: 8            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L179 P315 8-13-75 PRT GOVT LOT 2 BEG AT PT 3089.60 FT N OF & 2311.31 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 280.05 FT TO SHR LAKE MICH TH N 29 DEG 45' E ALG SHR 100.70 FT TH N 28 DEG 33' E ALG SHR 408.86 FT TH CONT ALG SHR N 38 DEG 59' E 100 FT TH LEAVING SHR N 89 DEG 38' E 258.7 FT TH S 26 DEG 07' W 695.75 FT TO POB EXC R/R ON SE SIDE DES AS BEG 3089.60 FT N OF & 2311.81 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 10.03 FT TH N 26 DEG 07' E 695.75 FT M/L TH N 89 DEG 38' E 10.03 FT TH S 26 DEG 07' W 695.75 FT TO POB SEC 1 T29N R14W 4.01 A M/L.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason          | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|-----------------|-----------|
| LK MI "A" 21000        | 608.48   | 287.07      | 0.6302 | 0.8794 | 21000      | 50    | PARK EXEMPT USE | 3,541,018 |
| 608 Actual Front Feet, | 4.01     | Total Acres |        |        | Total Est. |       | Land Value =    | 3,541,018 |

|                                  |      |        |
|----------------------------------|------|--------|
| 2026 Est. T.C.V. 006-101-004-00  | =    | 0      |
| Est. TCV/Total Floor Area = 0.00 |      |        |
| 2025 Assessed                    | MBOR | S.E.V. |
| 0                                | 0    | 0      |
|                                  |      |        |
| 2026 New Eq. Adjustment          | Loss |        |
| 0                                | 0    | 0      |
|                                  |      |        |
| 2026 Assessed                    | MBOR | S.E.V. |
| 0                                | 0    | 0      |

|  |              |                |         |
|--|--------------|----------------|---------|
|  | Base for Cap | IRM            |         |
|  | 0            | 2.70           |         |
|  |              |                |         |
|  | Additions    | Tax Adjustment | Losses  |
|  | 0            | 0              | 0       |
|  |              |                |         |
|  | Capped       | ->Taxable<-    | PRE/MBT |
|  | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-101-009-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | LANE RD              |
| Map #: 9            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L177 P603 L179 P439 8/75 PRT OF SE 1/4 & GOVT LOTS 2 & 3 COM ON SLY R/W PUB RD  
 2446.87 FT N & 1924.73 FT W OF SE COR SEC TH S 33 DEG 19' W 1341.3 FT M/L TO S  
 LN LT 3 TH N 88 DEG 49' W ON S LN 926.60 FT TO SHR LK MICH TH N 28 DEG 09' E ON  
 SHR 1346.32 FT TH CONT ALG SHR N 24 DEG 56' E 297.00 FT TO SLY R/W OF PUB RD TH  
 ALG SLY LN PUB RD S 68 DEG 33' E 203.3 FT TH N 21 DEG 27' E 17 FT TH S 68 DEG  
 33' E 766.50 FT TO POB SEC 1 T29N R14W 30.63 A M/L.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                   | Frontage    | Depth  | Front  | Depth      | Rate         | %Adj. | Reason | Value     |
|-------------------------------|-------------|--------|--------|------------|--------------|-------|--------|-----------|
| LK MI "A" 210001346.00        | 0.00        | 0.5168 | 0.0000 | 21000      | 100          |       |        | 0         |
| 4085 ACRE TBL LK MI           |             | 30.630 | Acres  | 42,000     | 100          |       |        | 1,286,460 |
| 1346 Actual Front Feet, 30.63 | Total Acres |        |        | Total Est. | Land Value = |       |        | 1,286,460 |

2026 Est. T.C.V. 006-101-009-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|------|-----------|----------------|---------------------|
| 0                       | 0    | 0         | 0              | 2.70                |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses              |
| 0                       | 0    | 0         | 0              | 0                   |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 0                       | 0    | 0         | 0              | 0                   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-101-012-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | MILLER HILL RD       |
| Map #: 9            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L191 P574/77 L184 P810/76 L200 P474/78 L189 P609/77 L180 P728/75 L180 P675/75 S  
 1/2 OF S 1/2 OF SE 1/4 EXC 1 A SQ IN SE SEC COR & EXC COM SE SEC COR TH N 259.37  
 FT TO C/L CO RD TH N 49 DEG 58' E30" W 126.51 FT ON C/L FOR POB TH ON C/L N 49  
 DEG 58' 30" W 451.36 FT TH S 51 DEG 39' W 260.95 FT TH S 22 DEG 09' 30" E 143.65  
 FT TH N 89 DEG 27' 10" E 496.03 FT TO POB ALSO S 10 A OF N 1/2 OF S 1/2 OF SE  
 1/4 ALSO COM AT THE SE COR SEC 1 TH N 206.29 FT TH N 49 DEG 31' W 711.52 FT TH N  
 32 DEG 48' W 140.30 FT FOR POB TH S 89 DEG 55' W 438.39 FT TH N 58 DEG 13' E  
 369.65 FT TO C/L OF HWY TH S 32 DEG 48' E ALG C/L HWY 235.81 FT TO POB ALSO ALL  
 OF GOVT LOT 4 EXC PRT COM AT NE COR OF W FRL 1/2 OF FRL NW 1/4 OF SEC 12 TH N 67  
 DEG 01' W INTO SEC 1 515.5 FT TO SHR LAKE MICH TH S 42 DEG 34' W 278.77 FT TO S  
 LN SEC 1 TH E TO POB SEC 1 T29N R14W. 89.38 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                               | Frontage | Depth   | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-------------------------------------------|----------|---------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A"                                 | 21000    | 1350.00 | 0.00   | 0.5164 | 0.0000     | 21000 | 100          | 0         |
| 4085 ACRE TBL LK MI                       |          |         | 89.380 | Acres  | 42,000     | 100   |              | 3,753,960 |
| 1350 Actual Front Feet, 89.38 Total Acres |          |         |        |        | Total Est. |       | Land Value = | 3,753,960 |

|                           |                |        |                |
|---------------------------|----------------|--------|----------------|
| 2026 Est. T.C.V.          | 006-101-012-00 | =      | 0              |
| Est. TCV/Total Floor Area | = 0.00         |        |                |
| 2025 Assessed             | MBOR           | S.E.V. | Base for Cap   |
| 0                         | 0              | 0      | 0              |
|                           |                |        | IRM            |
|                           |                |        | 2.70           |
| 2026 New Eq. Adjustment   |                | Loss   | Additions      |
| 0                         | 0              | 0      | 0              |
|                           |                |        | Tax Adjustment |
|                           |                |        | 0              |
| 2026 Assessed             | MBOR           | S.E.V. | Capped         |
| 0                         | 0              | 0      | 0              |
|                           |                |        | ->Taxable<-    |
|                           |                |        | 0              |
|                           |                |        | PRE/MBT        |
|                           |                |        | 0              |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-101-013-00   | 2026 Est. T.C.V.    | GLEN LAKE COMMUNITY SCHOOL |
| Property Class: 401 |                     | 2896 S PORT ONEIDA RD      |
| Map #: 10           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L23 P403 PRT S 1/2 OF SE 1/4 BEG SE SEC COR TH W 208.7 FT TH N 208.7 FT TH E  
208.7 FT TH S 208.7 FT TO POB SEC 1 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth | Front | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|-------|-------|-------|--------|-------|-------------------------|---------|
| <Site Value A> IRREGULAR SITE           |          |       |       |       | 200000 | 100   |                         | 200,000 |
| 209 Actual Front Feet, 1.00 Total Acres |          |       |       |       |        |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1850

(11) Heating System: Forced Heat & Cool  
Ground Area = 1348 SF Floor Area = 1348 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,348  |          |            |
|         |          |             | Total: | 175,569  | 48,280     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 332 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 1,230 |
| Water Well, 100 Feet | 1 | 5,522 | 1,519 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 193 | 7,602 | 2,091 |
|---------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 532 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 7,051 | 1,939 |
|------------------|---|-------|-------|

Totals: 203,360 55,923

Notes: HISTORICAL SCHOOL

ECF (2201 COMMERCIAL) 2.000 => TCV: 111,846

2026 Est. T.C.V. 006-101-013-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-101-014-00   | 2026 Est. T.C.V.    | JENKINS SCOTT & JEAN  |
| Property Class: 401 |                     | 2890 S PORT ONEIDA RD |
| Map #: 10           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L241 P823 L920 P535/06 PRT S 1/2 OF SE 1/4 SEC 1 COM SE SEC COR TH N 259.37 FT  
 TO C/L CO RD TH ON C/L N 49 DEG 58' 30" W 126.51 FT TO POB TH ALG C/L N 49 DEG  
 58' 30" W 451.36 FT TH S 51 DEG 39' W 260.95 FT TH S 22 DEG 09' 30"E 143.65 FT  
 TH N 89 DEG 27' 10" E 496.03 FT TO POB SEC 1 T29N R14W 2.2 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front Depth | Rate   | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|-------------|--------|-------|--------|---------------------------------|
| A 100' @ 600/FF                         | 348.00   | 275.38 | 0.6463      | 0.9109 | 600   | 100    | 122,926                         |
| 348 Actual Front Feet, 2.20 Total Acres |          |        |             |        |       |        | Total Est. Land Value = 122,926 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95     | 1975 | 0      | 0          |
| Wood Frame                                          | 29.26    | 80   | 50     | 1,170      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,670      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1920

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 1438 SF Floor Area = 2101 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Basement    | 663  |          |            |
| 1 Story | Siding   | Basement    | 688  |          |            |
| 1 Story | Siding   | Crawl Space | 87   |          |            |
| Total:  |          |             |      | 247,501  | 148,501    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 97  | 7,165  | 4,299 |
| WSEP (1 Story) | 248 | 11,490 | 6,894 |
| WPP            | 278 | 4,821  | 2,893 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                   |     |        |        |
|-------------------|-----|--------|--------|
| Base Cost         | 460 | 16,643 | 9,986  |
| No Concrete Floor | 460 | -2,811 | -1,687 |

Class: CD Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 1274 | 27,531 | 16,519 |
|-----------|------|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
| GENERATOR          | 1 | 1 | 1 | *100% Good |

Totals: 325,480 195,290

Notes: 2015 WGEF

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 429,637

Parcel Number: 45-006-101-014-00

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2026 Est. T.C.V. 006-101-014-00 = 556,233  
 Est. TCV/Total Floor Area = 264.75, Most recent sale 02/12/2010 for 230,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 248,400       | 248,400 | 248,400 | 164,371      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 29,700         | 0    | 0         | 4,438          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 278,100       | 278,100 | 278,100 | 168,809 | 168,809     | 168,809 |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-101-015-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S PORT ONEIDA RD     |
| Map #: 8            | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L184 P810 8/76 SURVEY L8 P185 GOVT LOT 1 ALSO N 5 A OF LOT 2 SEC 1 T29N R14W. 71 A.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description             | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason          | Value      |
|-------------------------|----------|-------------|--------|--------|-------------------------|-------|-----------------|------------|
| LK MI "A" 21000         | 1720.00  | 886.39      | 0.4861 | 1.1657 | 21000                   | 50    | PARK EXEMPT USE | 10,232,929 |
| 4085 ACRE TBL LK MI     |          |             | 37.180 | Acres  | 42,000                  | 100   |                 | 1,561,560  |
| 1720 Actual Front Feet, | 72.18    | Total Acres |        |        | Total Est. Land Value = |       |                 | 11,794,489 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-101-015-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                    |
|---------------------|---------------------|--------------------|
| 45-006-111-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK  |
| Property Class: 402 |                     | S SUNSET SHORES DR |
| Map #: 11           | GLEN ARBOR TOWNSHIP | ,                  |

L180 P250/75 L212 P845/79 L197 P533/78 L205 P416/78 L179 P439/75 L207 P739  
 ENTIRE GOVT LOT 1 SEC 11 EXC PRIVATELY OWNED LAND SEC 11 T29N R14W 29.40 A.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                   | Frontage    | Depth                   | Front  | Depth      | Rate | %Adj.           | Reason     | Value |
|-------------------------------|-------------|-------------------------|--------|------------|------|-----------------|------------|-------|
| LK MI "A" 210002200.00        | 582.12      | 0.4570                  | 1.0494 | 21000      | 50   | PARK EXEMPT USE | 11,079,418 |       |
| 2200 Actual Front Feet, 29.40 | Total Acres | Total Est. Land Value = |        | 11,079,418 |      |                 |            |       |

|                                  |              |                       |
|----------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-111-001-00  | =            | 0                     |
| Est. TCV/Total Floor Area = 0.00 |              |                       |
| 2025 Assessed MBOR S.E.V.        | Base for Cap | IRM                   |
| 0 0 0                            | 0            | 2.70                  |
| 2026 New Eq. Adjustment Loss     | Additions    | Tax Adjustment Losses |
| 0 0 0                            | 0            | 0 0                   |
| 2026 Assessed MBOR S.E.V.        | Capped       | ->Taxable<- PRE/MBT   |
| 0 0 0                            | 0            | 0 0                   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-111-002-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S SUNSET SHORES DR   |
| Map #: 12           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L212 P845/79 L191 P742/77 ENTIRE S 1/2 OF SEC 11 EXC PLAT OF SUNSET HAVEN  
 SUBDIVISION ACREAGE INCLUDES SUNSET HAVEN EXCEPT LOT 31 & S 1/2 OF LOT 32 SEC 11  
 T29N R14W 92.64 A M/L.

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description                              | Frontage | Depth       | Front  | Depth  | Rate | %Adj. | Reason                  | Value     |
|------------------------------------------|----------|-------------|--------|--------|------|-------|-------------------------|-----------|
|                                          | 110.00   | 0.00        | 1.0000 | 1.0000 | 0    | 100   |                         | 0         |
| 4019 SEC 1 PRT OF>80                     | 14000    | 92.64 Acres | 14000  | 100    |      |       |                         | 1,296,960 |
| 110 Actual Front Feet, 92.64 Total Acres |          |             |        |        |      |       | Total Est. Land Value = | 1,296,960 |

---

|                                 |   |   |
|---------------------------------|---|---|
| 2026 Est. T.C.V. 006-111-002-00 | = | 0 |
|---------------------------------|---|---|

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-111-004-00   | 2026 Est. T.C.V.    | CRANE FRANK S III & MARY W REVOC |
| Property Class: 401 |                     | 3576 S THORESON RD               |
| Map #: 11           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L569 P578/01 L875 P295/05 PRT GOVT LOT 1 SEC 11 COM NE COR OF GOVT LOT 2 TH N 35 DEG E 275 FT FOR POB TH CONT N 35 DEG E 100 FT TH N 55 DEG W 400 FT TO SHR LAKE MICHIGAN TH S 35 DEG W 100 FT TH S 55 DEG E 400 FT TO POB SUBJECT TO TERMS & CONDITIONS WITH NATIONAL PARK SVC U.S. DEPT OF INTERIOR IN AGREEMENT DATED 12-1-77 SEC 11 T29N R14W. 0.90 A M/L

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000        | 100.00   | 394.00      | 0.9898 | 0.9518 | 21000      | 100   |              | 1,978,567 |
| 100 Actual Front Feet, | 0.90     | Total Acres |        |        | Total Est. |       | Land Value = | 1,978,567 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 27.76    | 68   | 50     | 944        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 95     | 1,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,369      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1930

(11) Heating System: Electric Baseboard

Ground Area = 1074 SF Floor Area = 1270 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,074 |          |            |
| 1 Story | Siding   | Overhang    | 196   |          |            |
| Total:  |          |             |       | 135,618  | 81,370     |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 3,035 | 1,821 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 604   |
| 3 Fixture Bath     | 1 | 3,190 | 1,914 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,515 |
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 105 | 4,318 | 2,591 |
| WGEF (1 Story) | 104 | 9,002 | 5,401 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,982 |
|------------------|---|-------|-------|

Totals: 172,222 103,332

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 278,996

2026 Est. T.C.V. 006-111-004-00 = 2,259,932

Est. TCV/Total Floor Area = 1779.47, Most recent sale 09/13/2005 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

1,077,400 1,077,400 1,077,400 244,606 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 45-006-111-004-00

Page: 2

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 0             | 52,600    | 0         | 0       | 6,604       | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,130,000     | 1,130,000 | 1,130,000 | 251,210 | 251,210     | 251,210 |

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|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-111-009-00   | 2026 Est. T.C.V.    | ARMBRECHT GARY D & CHRISTINE B |
| Property Class: 401 |                     | 3598 S SUNSET TRL              |
| Map #: 11           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L216 P691 6-5-80 L369 P391 L378 P927 L384 P284/94 BEG SE COR GOVT LOT 1 SEC 11 TH WLY ALG S LN SD GOVT LOT 1 920.39 FT TH N 33 FT TH N 69 DEG 16' W 331.15 FT TO C/L 30 FT PRIVATE RD TH IN NELY & ELY DIRECTION ALG C/L SD PRIVATE RD TO E LN SD GOVT LOT 1 TH SLY ALG E LN SD GOVT LOT 1 TO POB ALSO PRT GOVT LOT 1 COM NE COR GOVT LOT 2 SD SEC TH N 35 DEG E ALG C/L 30 FT PRIVATE RD 125 FT TO POB TH CONT N 35 DEG E 150 FT THN 55 DEG W TO SHR LAKE MICHIGAN TH IN SELY DIRECTION ALG SHR LK MICHIGAN 150 FT M/L TO POINT WHICH IS N 55 DEG W FROM POB TH S 55 DEG E TO POB SEC 11 T29N R14W 21.68 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                              | Frontage | Depth       | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|------------------------------------------|----------|-------------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                          | 150.00   | 400.00      | 0.8944 | 0.9554 | 21000 | 100   | BLUFF                   | 2,691,908 |
| 4085 CONSE CE 1600/                      |          | 20.30 Acres |        |        | 1600  | 100   |                         | 32,485    |
| 150 Actual Front Feet, 21.68 Total Acres |          |             |        |        |       |       | Total Est. Land Value = | 2,724,393 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 29.98    | 320  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.67     | 180  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 97     | 7,275      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,275      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1920

(11) Heating System: Forced Heat & Cool

Ground Area = 1999 SF Floor Area = 2930 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.5 Story  | Siding   | Basement    | 1,726  |          |            |
| 1.25 Story | Siding   | Crawl Space | 273    |          |            |
|            |          |             | Total: | 557,831  | 446,264    |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 720 | 21,809 | 5,452 |
|-----------------|-----|--------|-------|

#### Exterior

|              |      |        |        |
|--------------|------|--------|--------|
| Stone Veneer | 1726 | 87,733 | 70,186 |
|--------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 2 | 20,550 | 16,440 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480  |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,375 |
| Water Well, 100 Feet | 1 | 6,941  | 5,553 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CSEP (1 Story) | 142 | 10,025 | 8,020  |
| WPP            | 124 | 5,086  | 4,069  |
| CPP            | 92  | 2,857  | 2,286  |
| CPP            | 23  | 780    | 624    |
| CPP            | 20  | 678    | 542    |
| CPP            | 731 | 14,876 | 11,901 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 119 | 7,232 | 5,786 |
|--------------|-----|-------|-------|

#### Garages

Parcel Number: 45-006-111-009-00

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Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 590 | 35,654 | 28,523 |
| Door Opener | 1   | 752    | 602    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Exterior 2 Story  | 2 | 23,573 | 18,858 |
| Direct-Vented Gas | 1 | 5,272  | 4,218  |

Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 830,326 | 652,266 |
|---------|---------|---------|

Notes: 2009 ADDITION

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,761,118

2026 Est. T.C.V. 006-111-009-00 = 4,492,786

Est. TCV/Total Floor Area = 1533.37, Most recent sale 08/27/1993 for 0

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,148,300               | 2,148,300 | 2,148,300 | 725,017        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 98,100    | 0         | 19,575         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,246,400               | 2,246,400 | 2,246,400 | 744,592        | 744,592     | 744,592 |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-112-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 401 |                     | W HARBOR HWY      |
| Map #: 13           | GLEN ARBOR TOWNSHIP | ,                 |

L184 P54/76 L209 P292/79 L189 P372/77 L212 P845/79 L191 P445/77 L193 P321/77  
 L378 P473/93 L384 P987/94 ENTIRE SEC 12 EXC PRIVATELY OWNED LAND SEC 12 T29N  
 R14W 633.43 A M/L.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate                    | %Adj. | Reason             | Value     |
|-------------------------|----------|-------------|---------|--------|-------------------------|-------|--------------------|-----------|
| LK MI "A"               | 21000    | 1500.00     | 0.00    | 0.5030 | 0.0000                  | 21000 | 100                | 0         |
| 4085 ACRE TBL LK MI     |          |             | 633.430 | Acres  | 42,000                  | 25    | TERRAIN/RD DISECTS | 6,651,015 |
| 1500 Actual Front Feet, | 633.43   | Total Acres |         |        | Total Est. Land Value = |       |                    | 6,651,015 |

|                             |                |                                 |                |
|-----------------------------|----------------|---------------------------------|----------------|
| 2026 Est. T.C.V.            | 006-112-001-00 | =                               | 0              |
| Est. TCV/Total Floor Area = | 0.00,          | Most recent sale 04/26/1991 for | 30,000         |
| 2025 Assessed               | MBOR           | S.E.V.                          | Base for Cap   |
| 0                           | 0              | 0                               | 0              |
|                             |                |                                 | 2.70           |
| 2026 New Eq. Adjustment     | Loss           | Additions                       | Tax Adjustment |
| 0                           | 0              | 0                               | 0              |
| 2026 Assessed               | MBOR           | S.E.V.                          | Capped         |
| 0                           | 0              | 0                               | 0              |
|                             |                |                                 | ->Taxable<-    |
|                             |                |                                 | PRE/MBT        |
|                             |                |                                 | 0              |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-112-009-10   | 2026 Est. T.C.V.    | SEITZ KEVIN L & KATHLEEN W |
| Property Class: 401 |                     | 4342 S THORESON RD         |
| Map #: 13           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L325 P690-691/91 PRT OF GOVT LOT 4 SEC 1 & GOVT LOT 1 SEC 12 COM AT NE COR OF W  
 FRL 1/2 OF FRL NW 1/4 SEC 12 TH N 67 DEG 01' W INTO SEC 1 289.40 FT TH S 10 DEG  
 25'40" W 85.46 FT TH S 35 DEG 37'50" W CROSSING INTO SEC 12 106.28 FT TH S 72  
 DEG 48'50" W 53.05 FT TH S 43 DEG 15'30" W 90.92 FT TH S 18 DEG 16'30" E 80.18  
 FT TH S 85 DEG 56'30" E 207.83 FT TO C/L OF PRIV DR 33 FT WIDE TH S 85 DEG  
 56'30" E 223.40 FT TO E LN OF GOVT LOT 1 TH N 0 DEG 02'20" E ALG E LN 246.53 FT  
 TO POB SECS 1 & 12 T29N R14W. 2.5 AC

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \* LAKE MICHIGAN BLUFF

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/        | 80.18    | 1358.19     | 1.0223 | 1.1232 | 3700       | 100   |              | 340,658 |
| 80 Actual Front Feet, | 2.50     | Total Acres |        |        | Total Est. |       | Land Value = | 340,658 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: Asphalt Paving             | 3.68 | 5000 | 67                | 12,328     |
| Total Estimated Land Improvements |      |      | True Cash Value = | 12,328     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1970

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3304 SF Floor Area = 4803 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 864   |          |            |
| 1 Story | Siding   | Crawl Space | 1,617 |          |            |
| 1 Story | Siding   | Basement    | 380   |          |            |
| 2 Story | Siding   | Basement    | 443   |          |            |
| 1 Story | Siding   | Overhang    | 1056  |          |            |
|         |          | Total:      |       | 738,252  | 516,775    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |
| Separate Shower    | 1 | 2,720  | 1,904 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 192 | 17,130 | 11,991 |
| CCP (1 Story)  | 216 | 7,828  | 5,480  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 305 | 5,685 | 3,979 |
| Treated Wood | 118 | 3,031 | 2,122 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,842 |
|------------------|---|-------|-------|

Totals: 813,162 569,212

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,536,872

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1970

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 1056   |          |            |
|         |          |            | Total: | 112,665  | 78,865     |

## Other Additions/Adjustments

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Balcony      |  |  |     |       |       |
| Wood Balcony |  |  | 118 | 6,442 | 4,509 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 2,015  | 1,410  |
| Base Cost   | 1152 | 63,014 | 44,110 |

|         |         |         |
|---------|---------|---------|
| Totals: | 184,136 | 128,894 |
|---------|---------|---------|

Notes: GARAGE W /EXCERCISE ROOM

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 348,014

2026 Est. T.C.V. 006-112-009-10 = 2,237,872

Est. TCV/Total Floor Area = 381.95, Most recent sale 07/01/1991 for 300,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,048,800     | 1,048,800      | 1,048,800 | 435,665      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 70,100         | 0         | 0            | 11,762         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,118,900     | 1,118,900      | 1,118,900 | 447,427      | 447,427        | 447,427 |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-113-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W HARBOR HWY      |
| Map #: 14           | GLEN ARBOR TOWNSHIP | ,                 |

L192 P140/77 L184 P198/76 L212 P845/79 L179 P252/75 L200 P102/78 L179 P250/75  
 L200 P107/78 L215 P961/80 L218 P223/80 L193 P800/77 ENTIRE SECTION 31 T29N R14W  
 640 A.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description         | Frontage | Depth | Front   | Depth       | Rate   | %Adj. | Reason                    | Value     |
|---------------------|----------|-------|---------|-------------|--------|-------|---------------------------|-----------|
| 4085 ACRE TBL LK MI |          |       | 640.000 | Acres       | 42,000 | 25    | TERRAIN - ROADS OFF LK MI | 6,720,000 |
|                     |          |       | 640.00  | Total Acres |        |       | Total Est. Land Value =   | 6,720,000 |

2026 Est. T.C.V. 006-113-001-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                    |
|---------------------|---------------------|--------------------|
| 45-006-114-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK  |
| Property Class: 402 |                     | S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | ,                  |

L212 P845 11-7-79 E 1/2 OF NW 1/4 OF NE 1/4 SEC 14 T29N R14W 20 A M/L.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description         | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason                    | Value   |  |
|---------------------|----------|-------|-------------|-------|------------|-------|---------------------------|---------|--|
| 4085 ACRE TBL LK MI |          |       | 20.000      | Acres | 42,000     | 50    | TERRAIN - ROADS OFF LK MI | 420,000 |  |
|                     |          | 20.00 | Total Acres |       | Total Est. |       | Land Value =              | 420,000 |  |

2026 Est. T.C.V. 006-114-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-114-002-00   | 2026 Est. T.C.V.    | WAGNER BRUCE S REVOCABLE TRUST |
| Property Class: 401 |                     | 4270 S SUNSET SHORES DR        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L308 P282&283&285 DC L843 P272&274 L843 P276/05 L936 P958/07 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR SD SEC TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TH S 86 DEG 53' 30" W 218.89 FT TO POB TH CONT S 86 DEG 53' 30" W 307.72 FT TO POINT ON TRAVERSE LN ALG SHR LAKE MICHIGAN TH N 18 DEG 53' 30" E 107.84 FT ALG SD TRAVERSE LN TH N 86 DEG 53' 30" E 275.84 FT TH S 01 DEG 45' 46" W 100.35 FT TO POB ALSO PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 01 DEG 22'13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TH S 86 DEG 53'30" W 168.71 FT TO POB TH CONT S 86 DEG 53'30" W 50.18 FT TH N 01 DEG 45'46" E 100.35 FT TH N 86 DEG 53'30" E 50.18 FT TH S 01 DEG 45'46" W 100.35 FT TO POB SEC 14 T28N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 293.59 | 0.9770 | 0.8844 | 21000 | 100   |                         | 1,814,516 |
| LK MI "A" 21000                                                 | 5.34     | 293.59 | 0.9770 | 0.8844 | 21000 | 50    | SURPLUS: ZOINING 100 ft | 48,475    |
| 105 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                         | 1,862,990 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 2386 SF Floor Area = 3673 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,386  |          |            |
| 1 Story   | Siding   | Overhang    | 94     |          |            |
|           |          |             | Total: | 517,263  | 429,328    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 282 | 12,927 | 10,729 |
|--------------|-----|--------|--------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,773 |
| 3 Fixture Bath     | 1 | 6,716 | 5,574 |
| 2 Fixture Bath     | 1 | 4,500 | 3,735 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,599 |
| Water Well, 100 Feet | 1 | 6,514 | 5,407 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 104 | 4,008 | 3,327 |
|---------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 468 | 32,241 | 26,760 |
| Door Opener | 1   | 672    | 558    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,300 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,584 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 606,836 | 503,674 |
|---------|---------|---------|

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,359,920

2026 Est. T.C.V. 006-114-002-00 = 3,230,410

Est. TCV/Total Floor Area = 879.50

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,543,000     | 1,543,000      | 1,543,000 | 625,942      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 72,200         | 0         | 0            | 16,900         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,615,200     | 1,615,200      | 1,615,200 | 642,842      | 642,842        | 642,842 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-003-00   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 4156 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L251 P558 L255 P931 L403 P397/95 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR TH N 86 DEG  
 12' 40" W ALG N SEC LN 371.53 FT TO TRAV LN ALG SHR LAKE MICHIGAN TH S 14 DEG  
 30' W ALG SD TRAV LN 277.54 FT TH E 20.01 FTTH S 14 DEG 30' W ALG TRAV LN 206.48  
 FT FOR POB TH E 272.82 FT TH S 04 DEG 47' 40" W 100.35 FT TH W 290.29 FT TO TRAV  
 LN ALG SHR TH N 14 DEG 30' E ALG SD LN 103.29 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason               | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|----------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 278.57 | 0.9842 | 0.8728 | 21000 | 100   |                      | 1,803,968 |
| LK MI "A" 21000                                                 | 2.31     | 278.57 | 0.9842 | 0.8728 | 21000 | 50    | SURPLUS: ZONING 100' | 20,836    |
| 102 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                      | 1,824,804 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 25.45    | 192  | 50     | 2,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,443      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1978

(11) Heating System: Electric Baseboard  
 Ground Area = 790 SF Floor Area = 790 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 790    |          |            |
|         |          |            | Total: | 145,778  | 109,334    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 395 | 7,639 | 5,729 |
| Basement, Outside Entrance, Above Grade | 1   | 2,019 | 1,514 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| Separate Shower    | 1 | 1,336 | 1,002 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

#### Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 1288 | 20,415 | 15,311 |
|-----|------|--------|--------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 201,940 151,453

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 408,923

Parcel Number: 45-006-114-003-00

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Est. TCV/Total Floor Area = 2836.92, Most recent sale 06/03/2016 for 1,600,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,069,000     | 1,069,000      | 1,069,000 | 869,871      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 51,600         | 0         | 0            | 23,486         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,120,600     | 1,120,600      | 1,120,600 | 893,357      | 893,357        | 0       |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-114-003-10   | 2026 Est. T.C.V.    | SMITH FAMILY HOLDINGS LLC |
| Property Class: 401 |                     | 4104 S SUNSET SHORES DR   |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L257 P399 L435 P200-201/96 L180 P498 PRT GOVT LOT 1 COM N 1/4 COR TH S 01 DEG 23' 25" W 237.16 FT ALG N-S 1/4 LN FOR POB TH S 01 DEG 19' 04" W 121.77 FT TH N 88 DEG 21' 27" W 163.45 FT TH W 255.34 FT M/L TO SHR LAKE MICHIGAN TH N 14 DEG 30' E 103.29 FT TH N 03 DEG 51' 30" W 22.16 FT TH N 88 DEG 08' 06" E 161.13 FT TH S 89 DEG 21' 33" E 162.77 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                    | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|--------|-------|---------------------------|-----------|
| LK MI "A"                                                       | 21000    | 100.00 | 326.11 | 0.9376 | 0.9079 | 21000 | 100                       | 1,787,593 |
| LK MI "A"                                                       | 21000    | 24.22  | 326.11 | 0.9376 | 0.9079 | 21000 | 50 SURPLUS: ZONING 100 FT | 216,504   |
| 124 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = |          |        |        |        |        |       |                           | 2,004,097 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 22.09 | 40   | 0      | 0          |
| D/W/P: Crushed Rock        | 2.67  | 1000 | 0      | 0          |
| D/W/P: 4in Ren. Conc.      | 11.81 | 676  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 2192 SF Floor Area = 3288 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,192 |          |            |
| Total:    |          |             |       | 557,392  | 445,914    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 2 | 20,550 | 16,440 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480  |
| Separate Shower    | 1 | 3,123  | 2,498  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 247 | 19,073 | 15,258 |
| CCP (1 Story)  | 29  | 1,427  | 1,142  |
| WCP (1 Story)  | 17  | 1,612  | 1,290  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 907 | 51,781 | 41,425 |
| Storage Over Garage   | 442 | 9,410  | 7,528  |
| Common Wall: 1/2 Wall | 1   | -1,792 | -1,434 |
| Door Opener           | 1   | 752    | 602    |

#### Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 6,850  | 5,480  |
| Jacuzzi Tub      | 1 | 14,405 | 11,524 |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,683 |
|------------------|---|-------|-------|

Parcel Number: 45-006-114-003-10

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## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1728 | 24,831 | 19,865 |
|--------------|------|--------|--------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 742,078 | 593,664 |
|---------|---------|---------|

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,602,893

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-114-003-10 | = | 3,611,990 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1098.54, Most recent sale 11/11/2009 for 1,950,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,726,900               | 1,726,900 | 1,726,900 | 959,148        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 79,100    | 0         | 25,896         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,806,000               | 1,806,000 | 1,806,000 | 985,044        | 985,044     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-114-003-30   | 2026 Est. T.C.V.    | AUFFENBERG JOHN QPRT & NANCY QPRT |
| Property Class: 401 |                     | 4130 S SUNSET SHORES DR           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

L271 P710 L284 P79&80/88 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12' 40" W ALG N SEC LN 371.53 FT TO A TRAV LN ALG SHR LK MICH TH S 14 DEG 30' W ALG SD TRAV LN 277.54 FT TH E 20.01 FT TH S 14 DEG 30' W 103.29 FT FOR POB TH E 255.34 FT TH S 04 DEG 47' 40" W 100.35 FT TH W 272.82 FT TH N 14 DEG 30'E ALG TRAV LN 103.29 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 248.35 | 0.9678 | 0.8481 | 21000 | 100    | 1,723,603                         |
| LK MI "A"                               | 21000    | 9.45   | 248.35 | 0.9678 | 0.8481 | 21000 | 50     | SURPLUS: ZONING 100 FT 81,440     |
| 109 Actual Front Feet, 0.62 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 1,805,043 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 576  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1615 SF Floor Area = 2422 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,615  |          |            |
|           |          |            | Total: | 396,639  | 277,647    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1500 | 41,010 | 10,252 |
| Exterior                                |      |        |        |
| Stone Veneer                            | 200  | 9,168  | 6,418  |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 2,722  |
| Plumbing                                |      |        |        |
| Average Fixture(s)                      | 1    | 2,136  | 1,495  |
| 3 Fixture Bath                          | 3    | 20,147 | 14,103 |
| Separate Shower                         | 1    | 2,720  | 1,904  |
| Water/Sewer                             |      |        |        |
| 1000 Gal Septic                         | 1    | 5,541  | 3,879  |
| Water Well, 200 Feet                    | 1    | 12,175 | 8,522  |
| Porches                                 |      |        |        |
| WGEP (1 Story)                          | 54   | 8,247  | 5,773  |
| WSEP (1 Story)                          | 253  | 17,014 | 11,910 |
| WCP (1 Story)                           | 60   | 4,814  | 3,370  |
| WPP                                     | 129  | 4,693  | 3,285  |
| WPP                                     | 274  | 6,951  | 4,866  |
| WPP                                     | 19   | 1,132  | 792    |
| Deck                                    |      |        |        |
| Treated Wood                            | 217  | 4,577  | 3,204  |
| Treated Wood                            | 62   | 2,075  | 1,452  |
| Treated Wood                            | 200  | 4,336  | 3,035  |
| Treated Wood                            | 510  | 7,971  | 5,580  |

#### Garages

Parcel Number: 45-006-114-003-30

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Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 635 | 39,973 | 27,981 |
| Common Wall: 2 Wall | 1   | -6,121 | -4,285 |
| Door Opener         | 2   | 1,343  | 940    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| 2nd on Same Stack | 1 | 5,406  | 3,784 |
| Exterior 2 Story  | 1 | 10,342 | 7,239 |

|         |         |         |
|---------|---------|---------|
| Totals: | 610,153 | 408,651 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,103,358

2026 Est. T.C.V. 006-114-003-30 = 2,913,401

Est. TCV/Total Floor Area = 1202.89, Most recent sale 06/27/2011 for 1,175,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,392,100               | 1,392,100 | 1,392,100 | 845,962        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 64,600    | 0         | 22,840         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,456,700               | 1,456,700 | 1,456,700 | 868,802        | 868,802     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-114-004-00   | 2026 Est. T.C.V.    | CROWLEY CANDY ALT REV TRUST |
| Property Class: 401 |                     | 4220 S SUNSET SHORES DR     |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L151 P18 L316 P736 L467 P297/98 L901 P652/06 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC  
 COR TH N 86 DEG 12'40" W 371.53 FT TH S 14 DEG 30' W 793.99 FT TO POB ON SHR  
 LAKE MICHIGAN TH S 14 DEG 30' W ON SHR 103.29 FT TH E 362.73 FT TH N 4 DEG 47'  
 40" E 100.35 FT TH W 345.25 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 379.36 | 0.9842 | 0.9429 | 21000 | 100    | 1,948,763                         |
| LK MI "A"                               | 21000    | 2.31   | 379.36 | 0.9842 | 0.9429 | 21000 | 50     | 22,508                            |
| 102 Actual Front Feet, 0.89 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 1,971,271 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2726 SF Floor Area = 2726 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,000 |          |            |
| 1 Story | Siding   | Crawl Space | 726   |          |            |
| Total:  |          |             |       | 387,102  | 270,988    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 60 | 5,766 | 4,036 |
|----------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 950 | 31,616 | 22,131 |
| Door Opener | 2   | 1,075  | 752    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 788 | 10,236 | 7,165 |
| Treated Wood | 819 | 10,639 | 7,447 |

Totals: 475,752 333,042

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 899,213

Parcel Number: 45-006-114-004-00

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Est. TCV/Total Floor Area = 1053.92

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,371,200     | 1,371,200      | 1,371,200 | 757,403      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 65,300         | 0         | 0            | 20,449         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,436,500     | 1,436,500      | 1,436,500 | 777,852      | 777,852        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-004-10   | 2026 Est. T.C.V.    | BEIA TERRY L & SHANNON  |
| Property Class: 401 |                     | 4202 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49664    |

L416 P711/96 DC L416 P709/96 PRT GOVT LOT 1 SEC 14 COM AT N 1/4 POST TH N 86 DEG 12' 40" W ALG N LN OF SEC 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 793.99 FT FOR POB TH E 345.25 FT TH N 4 DEG 47' 40" E 100 FT TH W 327.77 FT TH S 14 DEG 30' W 100 FT M/L TO POB SEC 14 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 336.00      | 0.9898 | 0.9147 | 21000      | 100          |        | 1,901,348 |
| 100 Actual Front Feet, | 0.77     | Total Acres |        |        | Total Est. | Land Value = |        | 1,901,348 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description          | Rate     | Size | % Good | Cash Value |
|----------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75 | 7,500.00 | 1    | 100    | 7,500      |

Total Estimated Land Improvements True Cash Value = 7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1982

(11) Heating System: Forced Heat & Cool

Ground Area = 1572 SF Floor Area = 2358 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,572  |          |            |
|           |          |             | Total: | 348,581  | 261,434    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 126 | 7,937 | 5,953 |
|---------------|-----|-------|-------|

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 41 | 2,238 | 1,678 |
|--------------|----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1209 | 16,648 | 12,486 |
|--------------|------|--------|--------|

Totals: 404,820 303,613

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 819,755

2026 Est. T.C.V. 006-114-004-10 = 2,728,603

Est. TCV/Total Floor Area = 1157.17, Most recent sale 12/21/2007 for 1,600,000

| 2025 Assessed | MBOR      | S.E.V.     | Base for Cap | IRM       |                |        |
|---------------|-----------|------------|--------------|-----------|----------------|--------|
| 1,301,800     | 1,301,800 | 1,301,800  | 702,437      | 2.70      |                |        |
| 2026 New      | Eq.       | Adjustment | Loss         | Additions | Tax Adjustment | Losses |
| 0             | 62,500    | 0          | 0            | 18,965    | 0              |        |

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,364,300     | 1,364,300 | 1,364,300 | 721,402 | 721,402     | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-005-00   | 2026 Est. T.C.V.    | KING SUSAN A            |
| Property Class: 401 |                     | 4252 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L426 P314/96 PRT OF GOVT LOT 1 SEC 14 COM N 1/4 POST SD SEC TH N 86 DEG 12'40" W  
 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 897.28 FT TO POB TH S  
 14 DEG 30' W ALG SHR 103.29 FT TH E 380.20 FT TH N 4 DEG 47'40" E 100.35 FT TH W  
 362.73 FT TO POB SEC 14 T29N R14W .9 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 380.62 | 0.9826 | 0.9437 | 21000 | 100    | 1,947,111                         |
| LK MI "A"                               | 21000    | 3.00   | 380.62 | 0.9826 | 0.9437 | 21000 | 50     | SURPLUS: ZONING 100 FT 29,207     |
| 103 Actual Front Feet, 0.90 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 1,976,318 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33  | 90   | 0      | 0          |
| Wood Frame            | 30.07 | 96   | 50     | 1,443      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,943      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 832 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 832  |          |            |
| Total:    |          |             |      | 171,783  | 128,821    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 659 | 11,882 | 8,911 |
|-----|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 443 | 6,853 | 5,140 |
|--------------|-----|-------|-------|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 54 | 2,406 | 1,804 |
| Wood Balcony | 32 | 1,426 | 1,069 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 924 | 41,543 | 31,157 |
| Storage Over Garage | 732 | 9,882  | 7,411  |
| Door Opener         | 2   | 1,075  | 806    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,019 |
|------------------|---|-------|-------|

Totals: 278,855 209,122

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 564,629

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2026 Est. T.C.V. 006-114-005-00 = 2,544,890  
 Est. TCV/Total Floor Area = 2039.17, Most recent sale 11/22/1995 for 0  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
     1,217,100 1,217,100 1,217,100 1,036,433 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
     0 55,300 0 0 27,983 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
     1,272,400 1,272,400 1,272,400 1,064,416 1,064,416 0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-006-00   | 2026 Est. T.C.V.    | MURPHY PETER M ET AL    |
| Property Class: 401 |                     | 4182 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

P340/99 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR SEC 14 TH N 86 DEG 12' 40" W 371.53  
 FT TH S 14 DEG 30' W 690.7 FT TO POB ON SHR LK MICH TH E 327.77 FT TH N 4 DEG  
 40' E 100 FT TH W 310.3 FT TH S 103.29 FT TO POB SEC 14 T29N R14W.

2009 AND PRIOR AN INTEREST SPLIT L498P161 ASSESSED AT 006-114-006-01

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 320.00 | 0.9826 | 0.9036 | 21000 | 100   |                        | 1,864,468 |
| LK MI "A" 21000                                                 | 3.00     | 320.00 | 0.9826 | 0.9036 | 21000 | 50    | SURPLUS: ZONING 100 FT | 27,967    |
| 103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,892,435 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1970

(11) Heating System: Electric Baseboard  
 Ground Area = 1045 SF Floor Area = 1045 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,045  |          |            |
|         |          |             | Total: | 201,141  | 130,742    |

Other Additions/Adjustments

|                |   |        |       |
|----------------|---|--------|-------|
| Plumbing       |   |        |       |
| 3 Fixture Bath | 1 | 10,275 | 6,679 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 6,011 | 3,907 |
| Water Well, 100 Feet | 1 | 6,941 | 4,512 |

|              |     |        |       |
|--------------|-----|--------|-------|
| Deck         |     |        |       |
| Treated Wood | 187 | 4,310  | 2,801 |
| Treated Wood | 785 | 11,280 | 7,332 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 6,850 | 4,452 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Fireplaces       |   |       |       |
| Exterior 1 Story | 1 | 9,772 | 6,352 |

Totals: 256,580 166,777

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 450,299

2026 Est. T.C.V. 006-114-006-00 = 2,345,234

Est. TCV/Total Floor Area = 2244.24

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,119,000               | 1,119,000 | 1,119,000 | 641,188      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 53,600    | 0         | 0            | 17,312         | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,172,600               | 1,172,600 | 1,172,600 | 658,500      | 658,500        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-007-10   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 4300 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L258 P364 L335 P649/92 L589 P453&8/01 PRT GOVT LOTS 1 & 2 COM N 1/4 SEC COR TH S  
 01 DEG 22' 13" W 1047.47 FT ALG N-S 1/4 LN TH S 86 DEG 53' 30" W 314.79 FT TH S  
 10 DEG 00' 00" E 134.89 FT TO POB TH S 03 DEG 01' 14" E 152.07 FT TH S 89 DEG  
 05' 00" W 333.71 FT TH N 10 DEG 50' 01" E 143.54 FT TH N 86 DEG 53' 30" E 299.11  
 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 258.70 | 0.8825 | 0.8568 | 21000 | 100    | 1,587,895                         |
| LK MI "A"                               | 21000    | 58.28  | 258.70 | 0.8825 | 0.8568 | 21000 | 50     | SURPLUS: ZONING 100 FT 462,689    |
| 158 Actual Front Feet, 0.94 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 2,050,584 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 18.35    | 400  | 0      | 0          |
| D/W/P: Patio Blocks                                 | 15.89    | 300  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1930

(11) Heating System: Electric Baseboard  
 Ground Area = 1141 SF Floor Area = 1141 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,141 |          |            |
| Total:  |          |             |       | 174,623  | 113,500    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 60 | 1,496 | 972 |
|-----|----|-------|-----|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 21,688 | 14,097 |
| Storage Over Garage | 484 | 6,534  | 4,247  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 3,596 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 6,940 |
| Heat Circulator  | 1 | 692    | 450   |

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 3000 | 38,970 | 25,330 |
|--------------|------|--------|--------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 275,350 | 178,971 |
|---------|---------|---------|

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 483,222

2026 Est. T.C.V. 006-114-007-10 = 2,541,306

Est. TCV/Total Floor Area = 2227.26

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,214,900     | 1,214,900      | 1,214,900 | 474,109      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 55,800         | 0         | 0            | 12,800         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,270,700     | 1,270,700      | 1,270,700 | 486,909      | 486,909        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-007-20   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 4322 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L258 P364 L480 P682/98 L589 P455&456/01 PRT GOVT LOTS 1 & 2 COM N 1/4 COR SD SEC TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S1/4 LN SD SEC TH S 86 DEG 53' 30" W 314.79 FT TH S 10 DEG 00' 00" E 134.89 FT TH S 03 DEG 01' 14" E 152.07 FT TO POB TH CONT S 03 DEG 01' 14" E 35.88 FT TH S 14 DEG 46' 05" W 73.19 FT TH N 87 DEG 47' 21" W 91.42 FT TH S 89 DEG 05' 00" W 245.03 FT TH N 10 DEG 50' 01" E 103.50 FT ALG SHR LK MICHIGAN TH N 89 DEG 05' 00" E 333.71 FT TO POB SEC 14 T29N R14W .79 A.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 335.00 | 0.9826 | 0.9140 | 21000 | 100   |                        | 1,885,944 |
| LK MI "A" 21000                                                 | 3.00     | 335.00 | 0.9826 | 0.9140 | 21000 | 50    | SURPLUS: ZONING 100 FT | 28,289    |
| 103 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,914,233 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31  | 1000 | 50     | 1,155      |
| D/W/P: Flagstone/Sand                               | 21.39 | 200  | 50     | 2,139      |
| D/W/P: Patio Blocks                                 | 15.89 | 200  | 50     | 1,589      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,883      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 200 SF Floor Area = 200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 200  |          |            |
| Total:  |          |             |      | 33,256   | 21,617     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
| Separate Shower    | 1 | 1,336 | 868 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 340 | 5,766 | 3,748 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 240 | 12,276 | 7,979 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 67,481 43,863

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 118,430

2026 Est. T.C.V. 006-114-007-20 = 2,037,546

Est. TCV/Total Floor Area = 10187.73

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 972,700                 | 972,700 | 972,700 | 389,789      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 46,100  | 0       | 0            | 10,524         | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

---

|           |           |           |         |         |   |
|-----------|-----------|-----------|---------|---------|---|
| 1,018,800 | 1,018,800 | 1,018,800 | 400,313 | 400,313 | 0 |
|-----------|-----------|-----------|---------|---------|---|

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45-006-114-008-00  
Property Class: 401  
Map #: 15

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

GLEN ARBOR PROPERTY LLC  
4358 S SUNSET SHORES DR  
MAPLE CITY, MI 49664

L1209P254 PARCEL DESCRIBED IN THE GOSLING CZUBAK ASSOCIATES CERTIFICATE OF SURVEY, DATED NOVEMBER 14, 1985 AND RECORDED IN LIBER 4 OF SURVEYS, PAGE 256 AND DESCRIBED AS: CHURCH DESCRIPTION, PART OF GOVERNMENT LOT 2, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 14, THENCE SOUTH 01 °32'19" WEST 200.73 FEET TO A 1/2" REBAR AND I. D. CAP R.L.S. 10681; THENCE NORTH 89°21 '33" WEST 386.85 FEET (RECORDED AS SOUTH 86°12'40" EAST) TO A 1/2" REBAR AND I. D. CAP R.L.S. 10681 AND A SHORELINE TRAVERSE OF LAKE MICHIGAN; THENCE SOUTH 11 °37'04" WEST 72.56 FEET ALONG SAID SHORELINE TRAVERSE TO A 5/8" REBAR AND I. D. CAP R.L.S. 19846; THENCE NORTH 86°53'51" EAST 237.64 FEET (RECORDED AS WEST) TO A W' REBAR; THENCE SOUTH 01°39'02" WEST 803.19 FEET (RECORDED AS SOUTH 04°47'40" WEST 802.80 FEET) TO A W' REBAR; THENCE NORTH 86°49'01" EAST 168.05 FEET (RECORDED AS EAST 159.92 FEET) TO A 1/2" REBAR AND I. D. CAP R.L.S. 13030 SAID POINT BEING 1048.36 FEET SOUTH AND 0.27 FEET WEST OF THE NORTH SOUTH 1/4 LINE OF SECTION 14; THENCE SOUTH 00°56'26" WEST 498.47 FEET (RECORDED AS SOUTH 00°27'00" EAST 500.00 FEET) TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE SOUTH 00°56'26" WEST 100.00 FEET TO A CONCRETE MONUMENT 3618.99 FEET NORTH AND 3.97 FEET EAST OF THE SOUTH 1/4 CORNER OF SECTION 14; THENCE SOUTH 88°59'09" WEST 664.16 FEET (RECORDED AS SOUTH 89°05'00" WEST AND NORTH 88°45'00" WEST) TO A CONCRETE MONUMENT AND A SHORELINE TRAVERSE OF LAKE MICHIGAN; THENCE NORTH 08°21 '05" EAST 101.36 FEET ALONG SAID SHORELINE TRAVERSE TO A CONCRETE MONUMENT; THENCE NORTH 88°59'09" EAST 651.19 FEET (RECORDED AS NORTH 89°05'00" EAST) TO THE POINT OF BEGINNING SUBJECT TO AND TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO PUBLIC ROADS TO THE NORTH

FORMERLY ABBREVIATED DC L937 P263/07 PRT GOVT LOT 2 SEC 14 COM S 1/4 COR TH N 3629.22 FT TH W 271.6 FT TH N 100 FT FOR POB TH N 88 DEG 45' W 687.45 FT TH N 0 DEG 03' 30" W 100 FT TH S 88 DEG 45' E 687.55 FT TH S 100 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------|
| LK MI "A"                                                       | 21000    | 100.00 | 687.00 | 0.9898 | 1.0938 | 21000 | 100    | 2,273,610 |
| 100 Actual Front Feet, 1.58 Total Acres Total Est. Land Value = |          |        |        |        |        |       |        | 2,273,610 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand                                | 24.41 | 500  | 95     | 11,595     |
| D/W/P: Crushed Rock                                 | 2.67  | 500  | 95     | 1,268      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 12,863     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1968

(11) Heating System: Forced Heat & Cool  
Ground Area = 2641 SF Floor Area = 2641 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,842 |          |            |
| 1 Story | Siding   | Basement    | 799   |          |            |
| Total:  |          |             |       | 536,340  | 482,706    |

Other Additions/Adjustments



|                                         |      |         |         |            |
|-----------------------------------------|------|---------|---------|------------|
| Basement Living Area                    | 799  | 46,526  | 41,873  |            |
| Exterior                                |      |         |         |            |
| Stone Veneer                            | 100  | 5,083   | 4,575   |            |
| Basement, Outside Entrance, Above Grade | 1    | 2,910   | 2,619   |            |
| Plumbing                                |      |         |         |            |
| Average Fixture(s)                      | 1    | 3,257   | 2,931   |            |
| 3 Fixture Bath                          | 2    | 20,550  | 18,495  |            |
| Water/Sewer                             |      |         |         |            |
| 2000 Gal Septic                         | 1    | 11,719  | 10,547  |            |
| Water Well, 150 Feet                    | 1    | 10,252  | 9,227   |            |
| Porches                                 |      |         |         |            |
| WCP (1 Story)                           | 155  | 10,466  | 9,419   |            |
| WPP                                     | 339  | 8,984   | 8,086   |            |
| WPP                                     | 1314 | 30,616  | 27,554  |            |
| WPP                                     | 751  | 17,498  | 15,748  |            |
| Deck                                    |      |         |         |            |
| Treated Wood                            | 381  | 6,866   | 6,179   |            |
| Built-Ins                               |      |         |         |            |
| Appliance Allow.                        | 1    | 6,850   | 6,165   |            |
| Fireplaces                              |      |         |         |            |
| Interior 1 Story                        | 1    | 7,891   | 7,102   |            |
| Local Cost Items                        |      |         |         |            |
| GENERATOR                               | 1    | 1       | 1       | *100% Good |
| Totals:                                 |      | 725,809 | 653,227 |            |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,763,713

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 878 SF Floor Area = 878 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Basement   | 878  |          |            |
| Total:  |          |            |      | 210,058  | 189,052    |

## Other Additions/Adjustments

|                                                          |     |       |       |  |  |
|----------------------------------------------------------|-----|-------|-------|--|--|
| Exterior                                                 |     |       |       |  |  |
| Stone Veneer                                             | 100 | 5,083 | 4,575 |  |  |
| Basement, Outside Entrance, Above Grade                  | 1   | 2,910 | 2,619 |  |  |
| Plumbing                                                 |     |       |       |  |  |
| Average Fixture(s)                                       | 1   | 3,257 | 2,931 |  |  |
| Garages                                                  |     |       |       |  |  |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |       |       |  |  |
| Basement Garage: 2 Car                                   | 1   | 4,764 | 4,288 |  |  |
| Door Opener                                              | 2   | 1,504 | 1,354 |  |  |
| Built-Ins                                                |     |       |       |  |  |
| Appliance Allow.                                         | 1   | 6,850 | 6,165 |  |  |

Parcel Number: 45-006-114-008-00

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## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 5,272 | 4,745 |
|-------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 239,698 | 215,729 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 582,468

2026 Est. T.C.V. 006-114-008-00 = 4,632,654

Est. TCV/Total Floor Area = 1316.47, Most recent sale 08/27/2019 for 2,272,426

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,208,500               | 2,208,500 | 2,208,500 | 1,870,614      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 107,800   | 0         | 50,506         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,316,300               | 2,316,300 | 2,316,300 | 1,921,120      | 1,921,120   | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-009-00   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 4340 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L469 P401/98 L527 P077/03 L614 P761/01 L870 P655/05 PRT OF GOVT LOT 2 SEC 14 COM AT N 1/4 COR SD SEC TH S 01 DEG 32'19" W 200.73 FT TO 1/2" REBAR (& ID CAP RLS 10681) TH N 89 DEG 21'33" W 386.85 FT TO 1/2" REBAR (& ID CAP RLS 10681) & SHRLN TRAVERSE OF LK MICHIGAN TH S 11 DEG 37'04" W 72.56 FT ALG SD SHRLN TO A 5/8" REBAR (& ID CAP RLS 19846) TH N 86 DEG 53'51" E 237.64 FT TO 1/2" REBAR TH S 01 DEG 39'02" W 803.19 FT TO A 1/2" REBAR TH N 86 DEG 49'01" E 168.05 FT TO A 1/2" REBAR (& ID CAP RLS 13030)-SD PT BEING 1048.36 FT S & 0.27 FT W OF N-S 1/4 LN-TH S 00 DEG 56'26" W 498.47 FT TO CONCRETE MONUMENT TH S 88 DEG 59'09" W 336.02 FT TO CONCRETE MONUMENT & POB TH CONT ALG SAME LN S 88 DEG 59'09" W 315.17 FT TO CONCRETE MONUMENT & SHRLN TRAVERSE LK MICHIGAN TH N 13 DEG 14'27" E 103.15 FT ALG SD SHRLN TO CONCRETE MONUMENT TH N 89 DEG 02'40" E 245.00 FT TO CONCRETE MONUMENT TH S 88 DEG 33'29" E 89.79 FT TO CONCRETE MONUMENT TH S 24 DEG 05'41" W 105.90 FT TO POB SUBJECT TO & TOGETHER WITH NON-EXCLUSIVE RIGHTS OF INGRESS & EGRESS TO PUBLIC ROADS TO THE NORTH SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------|
| LK MI "A"                               | 21000    | 100.00 | 328.72 | 0.9852 | 0.9097 | 21000 | 100    | 1,882,075 |
| LK MI "A"                               | 21000    | 1.90   | 328.72 | 0.9852 | 0.9097 | 21000 | 50     | 17,908    |
| 102 Actual Front Feet, 0.77 Total Acres |          |        |        |        |        |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |        |       |        | 1,899,983 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31  | 500  | 50     | 577        |
| Wood Frame                                          | 32.90 | 80   | 50     | 1,316      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,893      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1963

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 512 SF Floor Area = 512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 512  |          |            |
| Total:  |          |             |      | 83,893   | 62,915     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 571 | 8,097 | 6,073 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,914 |
|------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |        |
|---------|---------|--------|
| Totals: | 109,390 | 82,037 |
|---------|---------|--------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 221,500

Parcel Number: 45-006-114-009-00

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2026 Est. T.C.V. 006-114-009-00 = 2,123,376  
 Est. TCV/Total Floor Area = 4147.22, Most recent sale 08/31/2005 for 1,550,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,013,100 1,013,100 1,013,100 597,915 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 48,600 0 0 16,143 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,061,700 1,061,700 1,061,700 614,058 614,058 0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-011-00   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 4278 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L217 P663 L308 P283 L308 P285 L482 P145/98 L842 P617/05 2005 INTEREST REVISED  
 2006 INTEREST COMBINED PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 1 DEG  
 22'13" W 1047.55 FT (RECORDED AS 1047.47 FT) ALG N-S 1/4 LN SD SEC TH S 86 DEG  
 53'30" W 314.45 FT TO POB TH CONT S 86 DEG 53'30" W 248.72 FT TO SHR LAKE  
 MICHIGAN TH S 14 DEG 18" W ALG SD SHR 103.20 FT TH E 296.56 FT TH N 10 DEG 00' W  
 101.54 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason               | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|----------------------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 250.80 | 0.9821 | 0.8502 | 21000 | 100   |                      | 1,753,433                         |
| LK MI "A" 21000                         | 3.20     | 250.80 | 0.9821 | 0.8502 | 21000 | 50    | SURPLUS: ZONING 100' | 28,055                            |
| 103 Actual Front Feet, 0.59 Total Acres |          |        |        |        |       |       |                      | Total Est. Land Value = 1,781,488 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1968

(11) Heating System: Electric Baseboard  
 Ground Area = 707 SF Floor Area = 1237 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 707  |          |            |
| Total:     |          |            |      | 186,369  | 149,109    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,225 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |
| Separate Shower    | 1 | 1,336 | 1,069 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 216  | 5,087  | 4,070  |
| WPP | 2960 | 46,916 | 37,533 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 264,960 211,985

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 572,360

|                                                                                |   |           |
|--------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-114-011-00                                                | = | 2,361,348 |
| Est. TCV/Total Floor Area = 1908.93, Most recent sale 04/15/2008 for 1,650,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                     |   |           |
| 1,125,800 1,125,800 1,125,800 675,788 2.70                                     |   |           |

Parcel Number: 45-006-114-011-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 54,900         | 0         | 0         | 18,246         | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,180,700 | 1,180,700      | 1,180,700 | 694,034   | 694,034        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-011-10   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 4282 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

2010 SPLIT - PARCEL ' A'-LIBER 10/PG245 PART OF GOV LOT 1 SECTION 14 TOWN 29 NORTH RANGE 14 WEST: COMMENCING AT NORTH 1/4 SECTION 14; THENCE SOUTH 01°22'13" WEST, 1,047.47 FT, ALONG NORTH-SOUTH 1/4 LINE SECTION 14 TO POB; THENCE CONTINUING SOUTH 01°22'13" WEST, 184.83 FT, ALONG SOLD NORTH-SOUTH 1/4 LINE; THENCE SOUTH 86°53'30" WEST, 284.25 FT; THENCE NORTH 03°01'14" WEST, 50.35 FT; THENCE SOUTH 86°53' 30" WEST, 300.26 FT, TO A POINT ON A SHORELINE TRAVERSE ALONG EASTERLY SHORE OF LK MICHIGAN; THENCE NORTH 10°09'36" EAST, 33.46 FT, ALONG SAID SHORELINE THENCE NORTH 86°47'04" EAST, 288.59 FT; THENCE NORTH 10.00'00" WEST, 101.54 FT; THENCE NORTH 86°53'30" EAST, 314.79 FT, TO A POB ON SAID NORTH-SOUTH /4 LINE AND POB. SAID PARCEL CONTAINS 1.48 ACRES, MOL SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS, IF ANY. FORMERLY OF - L308 P285/90 L482 P143&144/98 DC L843 P272&274/05 PRT GOVT LOTS 1 & 2 SEC 14 COM AT N 1/4 COR SD SEC TH S 1 DEG 22'13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TO POB TH S 86 DEG 53'30" W 314.79 FT TH S 10 DEG 00' 00" E 101.54 FT TH S 86 DEG 53'30" W 287.03 FT TO TRAVERSE LN ALG SHR LK MICH TH S 10 DEG 50'01" W 33.46 FT ALG SD TRAVERSE LN TH N 86 DEG 53'30" E 299.11 FT TH S 3 DEG 01'14" E 187.95 FT TH S 14 DEG 46'05" W 73.19 FT TH S 25 DEG 05'08" W 105.71 FT TH N 89 DEG 05'00" E 332.59 FT TH N 1 DEG 22'13" E 498.92 FT ALG N-S 1/4 LN TO POB SEC 14 T29N R14W.

FILED PAPERWORK 9.24.09, RECEIVED RECORDING INFO 11.01.09, KATHY WOODS

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth   | Front | Depth | Rate       | %Adj. | Reason       | Value     |
|----------------------------------------|----------|---------|-------|-------|------------|-------|--------------|-----------|
| LK MI "A" 21000                        | 33.46    | 1926.74 | 1.30  | 15    | 21000      | 100   |              | 1,294,426 |
| 33 Actual Front Feet, 1.48 Total Acres |          |         |       |       | Total Est. |       | Land Value = | 1,294,426 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2005

(11) Heating System: Heat Pump

Ground Area = 328 SF Floor Area = 410 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories                     | Exterior                                | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|--------|----------|------------|
| 1.25 Story                  | Siding                                  | Basement   | 328    |          |            |
|                             |                                         |            | Total: | 78,633   | 66,835     |
| Other Additions/Adjustments |                                         |            |        |          |            |
|                             | Recreation Room                         |            | 164    | 3,172    | 2,696      |
| Exterior                    |                                         |            |        |          |            |
|                             | Stone Veneer                            |            | 100    | 3,731    | 3,171      |
|                             | Basement, Outside Entrance, Below Grade |            | 1      | 2,781    | 2,364      |
| Plumbing                    |                                         |            |        |          |            |
|                             | Average Fixture(s)                      |            | 1      | 1,451    | 1,233      |
| Water/Sewer                 |                                         |            |        |          |            |
|                             | 2000 Gal Septic                         |            | 2      | 19,006   | 16,155     |
| Porches                     |                                         |            |        |          |            |
|                             | WPP                                     |            | 225    | 5,171    | 4,395      |
| Built-Ins                   |                                         |            |        |          |            |
|                             | Appliance Allow.                        |            | 1      | 2,767    | 2,352      |

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## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 119,883 | 101,896 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 275,119

---

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-114-011-10 | = | 1,574,545 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 3840.35, Most recent sale 06/14/2013 for 650,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 751,400                 | 751,400 | 751,400   | 289,724        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 35,900  | 0         | 7,822          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 787,300                 | 787,300 | 787,300   | 297,546        | 297,546     | 0       |



GLEN ARBOR PROPERTY LLC  
S SUNSET SHORES DR  
MAPLE CITY, MI 49664

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 125,000  | 125,000        | 125,000 | 50,606       | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 0              | 0       | 0            | 1,366          | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 125,000  | 125,000        | 125,000 | 51,972       | 51,972         | 0       |  |

45-006-114-012-00                      2026 Est. T.C.V.                      LEELANAU CENTER FOR EDUCATION  
 Property Class: 201                      S HOMESTEAD RD  
 Map #: 16 & 21                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

PRT SE 1/4 & PRT GOVT LOT 4 BEG S 1/4 COR SD SEC TH S 88 DEG 56' 00" E 318.79 FT  
 TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94 FT TH N 45 DEG 23'  
 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.49 FT TH N 01 DEG 28' 58" W 85.43 FT  
 TH N 07 DEG 10' 54" W 79.54 FT TH N 17 DEG 13' 31" E 35 FT M/L TH N 65 DEG 40'  
 25" W 190 FT M/L TH S 89 DEG 25' 10"W 169.38 FT TH N 30 DEG 11' 35" W 246.28FT  
 TH N 86 DEG 57' 10" W 734.71 FT TO SHR LK MICH TH ALG SHR S 23 DEG 10' 05" W 500  
 FT TH N 89 DEG 20' 05" E 203.14 FTTH S 78 DEG 25' 10" E 216.47 FT TO E BK  
 CRYSTAL RIVER TH ON RIVER S 0 DEG 41' 25" E 265.23 FT TH S 24 DEG 05' 40" E  
 175.37 FT TH S 9 DEG 47' W TO S SEC LN TH S 88 DEG 57' 30" E TO POB EXC PRT GOVT  
 LOT 4 COM AT S 1/4 SEC COR TH W 740.21 FT TO C/L CO RD TH CON C/L N 13 DEG 51' W  
 326.66 FT TH N 6 DEG 51' W 348.38 FT TO POB TH ON C/L N 4 DEG 16' W 111.25 FT TH  
 N 0 DEG 01' E 141.45 FT TH N 80 DEG 09' E 167.9 FT TH S 20 DEG 26' E 254.32 FT  
 TH S 80 DEG 09' W 249.51FT TO POB SEC 14 T29N R14W.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                           | Frontage | Depth  | Front   | Depth  | Rate   | %Adj. | Reason | Value      |
|-----------------------------------------------------------------------|----------|--------|---------|--------|--------|-------|--------|------------|
| LK MI "A"                                                             | 21000    | 500.00 | 2178.00 | 0.6620 | 1.4595 | 21000 | 100    | 10,144,222 |
| 500 Actual Front Feet, 25.00 Total Acres      Total Est. Land Value = |          |        |         |        |        |       |        | 10,144,222 |

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2014

Costs are taken from the Schools - Classrooms cost schedules.

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

Class: C      Quality: Average  
 Stories: 1      Story Height: 10                      Perimeter: 400

Base Rate for Upper Floors = 150.32

(10) Heating system: Zoned A.C. Warm & Cooled Air      Cost/SqFt: 34.85      100%

Adjusted Square Foot Cost for Upper Floors = 185.17

Total Floor Area: 10,000                      Base Cost New of Upper Floors = 1,851,700

Reproduction/Replacement Cost = 1,851,700

Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 1,018,435

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 1 = 1,782,261

Replacement Cost/Floor Area= 185.17                      Est. TCV/Floor Area= 178.23

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,782,261

2026 Est. T.C.V. 006-114-012-00                      =                      0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |   |
|-------------------------|------|-----------|----------------|-------------|---------|---|
| 0                       | 0    | 0         | 0              | 2.70        |         |   |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |   |
| 0                       | 0    | 0         | 0              | 0           | 0       | 0 |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |
| 0                       | 0    | 0         | 0              | 0           | 0       | 0 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-012-10   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 202 |                     | 5285 FIREFLY RIDGE   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L308 P46-49/90 PRT SW 1/4 OF SE 1/4 SEC 14 COM S 1/4 COR SD SEC TH ALG S LN SD  
 SEC S 88 DEG 56' 09" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23'  
 46" W 109.94 FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.48 FT  
 TH N 01 DEG 29' 07" W 85.44 FT TH N 07 DEG 10' 52" W 79.54 FT TH N 17 DEG 13'  
 31" E 63.94 FT TO SLY R/W LN HOMESTEAD RD TH ALG SD R/WLN S 54 DEG 49' 39" E  
 20.21 FT ON ARC OF CURVE TO LEFT 210.30 FT CH-S 85 DEG 34' 28" E 200.35 FT TO POB  
 TH S 14 DEG 55' 24" E 114.99 FT TH S 03 DEG 34' 31" W 67.46 FT TH S 29 DEG 47'  
 03" E 90.63 FT TH S 51 DEG 19' 48" E 45.92 FT TH N 87 DEG 25' 10" E 79.14 FT TH  
 N 28 DEG 23' 54" E 35.60 FT TH N 28 DEG 23' 54" E 94.17 FT TH S 89 DEG 01' 46" E  
 148.30 FT TH N 66 DEG 16' 27" E 134.86 FT TH N 43 DEG 45' 50" E 28.56 FT TH N 43  
 DEG 45' 50" E 85.45 FT TH N 48 DEG 44' 06" W 53.79 FT TH N 66 DEG 45' 06" W  
 60.63 FT TH N 47 DEG 27' 08" W 49.17 FT TH N 47 DEG 27' 08" W 70.78 FT TH N 47  
 DEG 27' 08" W 77.88 FT TH W 213.92 FT TO SLY R/WLN HOMESTEAD RD TH SWLY ALG SLY  
 R/W LN HOMESTEAD RD TO POB ALSO PRT SW 1/4 OF SE 1/4 SEC 14 BEG SE COR LOT 7  
 PLAT OF LOGGERS RUN TH ALG S LN SD PLAT TO W LN SOUTH VILLAGE CONDOMINIUM TH S  
 ALG SD W LN TO N LN HOMESTEAD RD TH ALG SD N LN TO INTERSECTION OF BIRCH RUN RD  
 & HOMESTEAD RD TH NWLY TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                   | Frontage         | Depth | Front       | Depth   | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------------|------------------|-------|-------------|---------|------|-------|-------------------------|---------|
| HOMESTEAD                                     | \$1.50/PSF       |       | 176929 SqFt | 1.50000 | 100  |       | REDUCTION FOR POND AREA | 265,393 |
| HOMESTEAD                                     | \$0.40/PSF RURAL |       | 40000 SqFt  | 0.40000 | 100  |       |                         | 16,000  |
| 4.98 Total Acres      Total Est. Land Value = |                  |       |             |         |      |       |                         | 281,393 |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2014  
 Description of Occupancy: PART OF GOLF COURSE

#### <<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
|                  | Col. | Rate | SqFt   | Adj.   | Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 0

| Unit in Place Items | Rate     | Quantity | Arch | %Good | Depr.Cost |
|---------------------|----------|----------|------|-------|-----------|
| 85                  | 61327.50 | 1        | 1.00 | 90    | 55,195    |

ECF (2202-H COMMERCIAL HOMESTEAD)      1.600 => TCV of Bldg: 1 = 88,312

Total Estimated True Cash Value of Commercial/Industrial Buildings = 88,312

2026 Est. T.C.V. 006-114-012-10 = 369,705

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 181,400                 | 181,400 | 181,400   | 147,963        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,500   | 0         | 3,995          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 184,900                 | 184,900 | 184,900   | 151,958        | 151,958     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-114-012-15   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC         |
| Property Class: 201 |                     | 1 PELZ SCORING GAME SCHOOL |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

PRT SW 1/4 OF SE 1/4 SEC 14 COM SE COR OF SD SW 1/4 OF SE 1/4 TH N 01 DEG 28' 04" E 667.99 FT TO SLY R/W LN HOMESTEAD RD TH N 54 DEG 54' 41" W 82.82 FT ALG SD SLY R/W LN TH ALG SD R/W LN N 55 DEG 50' 30" W 42.86 FT TH N 59 DEG 37' 58" W 131.75 FT ALG SD SLY R/W TO POB TH S 01 DEG 28' 04" E 800.80 FT TH N 88 DEG 56' 00" W 191.39 FT TH N 37 DEG 03' 57" W 133.64 FT TH N 04 DEG 40' 15" W 124.32 FT TH N 27 DEG 47' 33" E 120 FT TH N 02 DEG 17' 30" E 90 FT TH N 29 DEG 33' 36" W 124.16 FT TH S 70 DEG 22' 14" W 24.62 FT TH S 07 DEG 24' 11" W 49.53 FT TH N 69 DEG 05' 54" W 135.27 FT TH N 50 DEG 16' 03" E 29.72 FT TH N 35 DEG 58' 01" W 14.74 FT TH N 38 DEG 53' 46" E 57.61 FT TH N 24 DEG 58' 18" E 57.51 FT TH N 82 DEG 44' 15" W 23.61 FT TH N 00 DEG 08' 47" E 91.43 FT TH N 38 DEG 41' 48" W 154.02 FT TH N 41 DEG 40' 48" E 20.89 FT TH N 50 DEG 15' 13" E 68.20 FT TO SLY R/W LN HOMESTEAD RD TH SLY ALG SD SLY R/W LN HOMESTEAD RD TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                   | Frontage   | Depth | Front       | Depth | Rate    | %Adj. | Reason | Value   |
|-----------------------------------------------|------------|-------|-------------|-------|---------|-------|--------|---------|
| HOMESTEAD                                     | \$1.50/PSF |       | 270072 SqFt |       | 1.50000 | 100   |        | 405,108 |
| 6.20 Total Acres      Total Est. Land Value = |            |       |             |       |         |       |        | 405,108 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16      | 296  | 50     | 467        |
| Wood Frame                                          | 25.45     | 192  | 50     | 2,443      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5    | 50     | 25,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 27,910     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2004

Description of Occupancy: 5283 NEXT TO DAVE PELZ

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 74  
 Overall Building Height: 8

Base Rate for Upper Floors = 42.70

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.78      100%  
 Adjusted Square Foot Cost for Upper Floors = 47.48

Total Floor Area: 338      Base Cost New of Upper Floors =      16,048

Reproduction/Replacement Cost =      16,048  
 Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost =      10,592

ECF (2202-H COMMERCIAL HOMESTEAD)      1.600 => TCV of Bldg: 1 =      16,947  
 Replacement Cost/Floor Area= 47.48      Est. TCV/Floor Area= 50.14

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 2004

Description of Occupancy: 5284 DAVE PELZ &COVERED TEEOFF

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 77  
 Overall Building Height: 8

Base Rate for Upper Floors = 188.52

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 38.48      100%  
 Adjusted Square Foot Cost for Upper Floors = 227.00

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Total Floor Area: 296                      Base Cost New of Upper Floors =            67,192

Reproduction/Replacement Cost = 67,192

Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0

Total Depreciated Cost = 53,754

|                            |         |          |      |       |           |
|----------------------------|---------|----------|------|-------|-----------|
| Unit in Place Items        | Rate    | Quantity | Arch | %Good | Depr.Cost |
| /CI17/GOLC/SHOC/LIGDRAFCSA | 4029.88 | 1        | 1.00 | 100   | 4,030     |

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 92,454  
Replacement Cost/Floor Area= 240.61 Est. TCV/Floor Area= 312.34

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2004  
Description of Occupancy: 5285 GREATHALL & RANGE

Costs are taken from the Clubhouses cost schedules.

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

Class: D      Quality: Average

Stories: 1      Story Height: 10      Perimeter: 312

Overall Building Height: 10

Base Rate for Upper Floors = 134.83

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 23.75      100%

Adjusted Square Foot Cost for Upper Floors = 158.58

Total Floor Area: 3,507                      Base Cost New of Upper Floors =        556,140

3,507 Sq.Ft. of Sprinklers @ 6.25, Cost New = 21,919

Reproduction/Replacement Cost = 578,059

Eff.Age:7      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0

Total Depreciated Cost = 468,228

|                       |           |          |      |       |           |
|-----------------------|-----------|----------|------|-------|-----------|
| Unit in Place Items   | Rate      | Quantity | Arch | %Good | Depr.Cost |
| /CI17/GOLC/COSR/CLAIA | 129265.00 | 1        | 1.00 | 50    | 64,633    |

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 852,577  
Replacement Cost/Floor Area= 201.69 Est. TCV/Floor Area= 243.11

|                                                                      |         |
|----------------------------------------------------------------------|---------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 961,978 |
|----------------------------------------------------------------------|---------|

2026 Est. T.C.V. 006-114-012-15 = 1,394,996

Est. TCV/Total Floor Area = 336.87

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 612,100  | 612,100        | 612,100 | 311,089      | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 85,400         | 0       | 0            | 8,399          | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 697,500  | 697,500        | 697,500 | 319,488      | 319,488        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-114-013-00   | 2026 Est. T.C.V.    | LEELANAU SCHOOLS & LIBRARY FOUNDATI |
| Property Class: 201 |                     | S HOMESTEAD RD                      |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

PRT GOVT LOT 4 SEC 14 COM S 1/4 SEC COR TH W 740.21 FT TO C/L CO RD TH ON C/L N  
 13DEG 51' W 326.66 FT & N 6DEG 51' W 348.38 FT TO POB TH ON C/L N 4DEG 16' W  
 111.25 FT & N 0DEG 01' E 141.45 FT TH N 80DEG 09' E 167.9 FT TH S 20DEG 26' E  
 254.32 FT TH S 80DEG 09' W 249.51 FT TO POB SEC 14 T29N R14W 1.1 A M/L.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-------------|------------|-------|-------------|-------|-------------------------|-------|--------|---------|
| HOMESTEAD   | \$3.75/PSF |       | 47916       | SqFt  | 3.75000                 | 100   |        | 179,685 |
|             |            | 1.10  | Total Acres |       | Total Est. Land Value = |       |        | 179,685 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: LEELANAU LIBRARY

Costs are taken from the Schools - Bookstore cost schedules.

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

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 304

Base Rate for Upper Floors = 111.46

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.99 100%  
 Adjusted Square Foot Cost for Upper Floors = 133.45

Total Floor Area: 5,376 Base Cost New of Upper Floors = 717,427

Reproduction/Replacement Cost = 717,427

Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 495,025

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 866,293  
 Replacement Cost/Floor Area= 133.45 Est. TCV/Floor Area= 161.14

Total Estimated True Cash Value of Commercial/Industrial Buildings = 866,293

2026 Est. T.C.V. 006-114-013-00 = 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-114-014-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | S THORESON RD     |
| Map #: 18           | GLEN ARBOR TOWNSHIP | ,                 |

L250 P23 L197 P981/78 L220 P914/80 L212 P845/79 SURVEY L8 P193 NE 1/4 OF SE 1/4  
& SE 1/4 OF SE 1/4 EXC SKIPPERS WOOD ACREAGE INCLUDES LOTS 23 THRU 30 OF  
SKIPPERS WOOD SEC 14 T29N R14W 79.113 A M/L.

#### Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value     |
|----------------------|----------|-------|-------------|-------|------|-------|-------------------------|-----------|
| 4019 SEC 1 PRT OF>80 | 14000    | 79.11 | Acres       | 14000 | 100  |       |                         | 1,107,582 |
|                      |          | 79.11 | Total Acres |       |      |       | Total Est. Land Value = | 1,107,582 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-114-014-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-02   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | 5065 SPRUCE PARK     |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L424 P807-812/96 PRT NE 1/4 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56' 00" W 945.85 FT TH N 508.66 FT TO POB OF PLAT OF SKIPPERS WOOD TH ALG S LN SD PLAT & NELY R/W LN HOMESTEAD RD ALG ARC OF CURVE TO RIGHT CH-N 57 DEG 52' 10" W 70.97 FT TH CONT ALG SD R/W LN N 54 DEG 54' 41" W 359.80 FT TO E 1/8 LN SD SEC TH ALG SD 1/8 LN N 01 DEG 29' 09" E 453.10 FT TO NE COR LOT 20 PLAT SKIPPERSWOOD TH CONT ALG SD 1/8 LN & E LN SD PLAT N 01 DEG 29' 09" E 1401.87 FT TH CONT ALG SD 1/8 LN & E LN SD PLAT N 01 DEG 01' 08" E 134.65 FT TO NE COR LOT 8 SD PLAT SKIPPERS WOOD & POB TH ALG N LN SD PLAT S 61 DEG 32' 52" W 178.95 FT TH LEAVING SD N LN & RUNNING PARALLEL WITH E 1/8 LN SD SEC N 01 DEG 01' 08" E 377.78 FT TO POINT ON S LN OF SEWAGE LAGOON PARCEL TH ALG SD S LN S 88 DEG 58' 52" E 17.19 FT TO SE COR SD SEWAGE LAGOON PARCEL TH PARALLEL WITH E 1/8 LN SD SEC N 01 DEG 01' 08" E 906.53 FT TH S 89 DEG 02' 47" E 138.61 FT TO E 1/8 LNSD SEC TH ALG SD 1/8 LN S 01 DEG 01' 08"W 1196.44 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

| Description | Frontage   | Depth | Front       | Depth | Rate    | %Adj. | Reason                      | Value  |        |
|-------------|------------|-------|-------------|-------|---------|-------|-----------------------------|--------|--------|
| HOMESTEAD   | \$0.40/PSF | RURAL | 178596      | SqFt  | 0.40000 | 100   | SHAPE LOCATION - TOPOGRAPHY |        | 71,438 |
|             |            | 4.10  | Total Acres |       |         |       | Total Est. Land Value =     | 71,438 |        |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value |
|-----------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving             | 2.95 | 2240 | 50     | 3,304      |
| Total Estimated Land Improvements |      |      |        | 3,304      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1916 SF Floor Area = 1916 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,916  |          |            |
|         |          |             | Total: | 219,699  | 153,789    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 846   |
| 3 Fixture Bath     | 1 | 3,794 | 2,656 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,326 | 928 |
| Public Sewer | 1 | 1,326 | 928 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,354 |
|------------------|---|-------|-------|

Totals: 229,288 160,501

Notes: 5045

ECF (2202-H COMMERCIAL HOMESTEAD) 1.800 => TCV: 288,902

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 960    |          |            |
|         |          |             | Total: | 120,597  | 84,418     |



## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 846   |
| 3 Fixture Bath     | 1 | 3,794 | 2,656 |

## Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,326 | 928 |
| Public Sewer | 1 | 1,326 | 928 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 3,869 | 2,708 |
|------------------|---|-------|-------|

Totals: 132,121 92,484

Notes: 5045 1 &2

ECF (2202-H COMMERCIAL HOMESTEAD) 1.800 => TCV: 166,471

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 576  |          |            |
| Total:  |          |             |      | 76,932   | 53,852     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 846 |
|--------------------|---|-------|-----|

## Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,326 | 928 |
| Public Sewer | 1 | 1,326 | 928 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,354 |
|------------------|---|-------|-------|

Totals: 82,727 57,908

Notes: 5045-2ND FROM NORTH

ECF (2202-H COMMERCIAL HOMESTEAD) 1.800 => TCV: 104,234

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Basement   | 576  |          |            |
| Total:  |          |            |      | 90,947   | 63,663     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 846 |
|--------------------|---|-------|-----|

## Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,326 | 928 |
| Public Sewer | 1 | 1,326 | 928 |

## Built-Ins

Parcel Number: 45-006-114-016-02

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|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,354 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 96,742 | 67,719 |
|---------|--------|--------|

Notes: 5045-NORTH MOST

|                                                 |         |
|-------------------------------------------------|---------|
| ECF (2202-H COMMERCIAL HOMESTEAD) 1.800 => TCV: | 121,894 |
|-------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-114-016-02 | = | 756,243 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 187.75

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 343,400                 | 343,400 | 343,400   | 43,182         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 34,700  | 0         | 1,165          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 378,100                 | 378,100 | 378,100   | 44,347         | 44,347      | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-114-016-03   | 2026 Est. T.C.V.    | SAML LLC                        |
| Property Class: 201 |                     | 5035 S WOODRIDGE RD MAINTENANCE |
| Map #: 15/19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

2010 UPDATED DESCRIPTION - PARCEL SOUTH OF THE HOMESTEAD LAGOON PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWESTERLY MOST CORNER OF PARCEL "A", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE N40°05'18"W 171.60 FT TO SOUTHERLY BOUNDARY OF PARCEL "B" OF SAID "CHIMNEY RIDGE"; THENCE ALONG SAID BOUNDARY N79°38'48"E 194.07 FT; THENCE S01°07'16"W 103.00 FT; THENCE S89°02'09"E 454.45 FT; THENCE S00°59'46"W 155.07 FT TO NORTHERLY BOUNDARY OF SAID PARCEL "A", "CHIMNEY RIDGE"; THENCE ALONG SAID NORTHERLY BOUNDARY ON FOLLOWING NINE (9) COURSES: S54°48'57"W 17.48 FT; THENCE N44°27'44"W 8.69 FT; 155.83 FT ALONG ARC OF A 99.00 FT RADIUS CURVE TO LEFT, CHORD OF WHICH BEARS N89°33'17"W 140.23 FT; S45°21'10"W 38.95 FT; N60°06'30"W 124.94 FT; N54°29'25"W 55.35 FT; N52°27'24"W 129.05 FT; N88°58'52"W 31.99 FT; AND S50°54'23"W 69.69 FT TO POB SUBJECT TO SURVEY. 2008 - SPLIT FROM F/K/A 16-01 - UPDATED LEGAL SURVEY PENDING INFO BEING COMPLETED BY GOZLING CZUBAK AWAITING SURVEY INFO FROM HOMESTEAD - GZ SURVEY CO L684 P928/02 PRT N 1/2 COM N 1/4 COR TH S 88 DEG 52' 45" E ALG N SEC LN 655.54 FT TH S 01 DEG 13' 45" W 1332.49 FT TO N 1/8 LN TH S 89 DEG 02' 47" E 520.78 FT TH S 01 DEG 01' 08" W 316.54 FT TH N 88 DEG 58' 52" W 471.39 FT FOR POB TH S 01 DEG 01' 08" W 388.11 FT TH N 88 DEG 58' 52" W 152.55 FT TH S 26 DEG 37' 35" W 139.55 FT TH S 01 DEG 39' 33" W 63.38 FT TH S 52 DEG 22' 33" E 84.90 FT TH S 63 DEG 37' 21" E 233.05 FT TH S 57 DEG 00' 13" E 67.71 FT TH N 63 DEG 23' 06" E 165.12 FT TH S 56 DEG 39' 45" E 105.55 FT TH S 53 DEG 38' 18" W 182.90 FT TH S 03 DEG 12' 04" E 202.19 FT TH S 82 DEG 37' 48" W 46.03 FT TH S 19 DEG 00' 01" E 163.16 FT TH S 05 DEG 12' 21" W 351.89 FT TH N 46 DEG 24' 52" W 71.87 FT TH S 55 DEG 12' 35" W 11.51 FT TH S 43 DEG 15' 38" W 33.19 FT TH N 84 DEG 33' 34" W 85.19 FT TH N 35 DEG 04' 45" W 17.13 FT TH N 42 DEG 13' 17" W 134.85 FT TH N 45 DEG 27' 21" W 26.32 FT TH N 49 DEG 43' 30" W 225.01 FT TH N 73 DEG 08' 30" W 135 FT TH N 88 DEG 55' 50" W 135.85 FT TH N 48 DEG 54' 40" W 343.88 FT TH W 222.81 FT TH N 30.09 FT TH W 219 FT TH N 05 DEG 24' 20" E 340.57 FT TH N 84 DEG 35' 40" W 76.72 FT TH S 4 DEG 53' W 51.92 FT TH N 78 DEG 50' 20" W 97.35 FT TH N 10 DEG 12' 20" E 11.74 FT TH N 78 DEG 42' W 118.29 FT TO SHR LK MICH TH ALG SHR N 08 DEG 34' 05" E 6.60 FT TH CONT ALG SHR N 11 DEG 41' 30" E 120 FT M/L TH S 78 DEG 30' 00" E 193.35 FT TH N 19 DEG 00' 00" E 39.16 FT TH N 03 DEG 00' 00" W 52.63 FT TH N 20 DEG 30' 00" W 69.20 FT TH N 01 DEG 20' 00" E 33.47 FT TH N 23 DEG 10' 00" E 169.47 FT TH E 100 FT TH N 55 DEG 16' 51" E 153.32 FT TH S 83 DEG 20' 30" E 48.03 FT TH S 70 DEG E 119.68 FT TH N 56 DEG 44' 32" E 48.1 FT TH N 52 DEG 42' E 56 FT TH N 72 DEG 27' 29" E 78.25 FT TH N 63 DEG 19' 34" E 109.78 FT TH N 55 DEG 03' 22" E 112.73 FT TH N 48 DEG 35' 09" E 85.28 FT TH N 61 DEG 47' 31" E 35.79 FT TH S 82 DEG 48' 47" E 95.55 FT TH N 22 DEG 22' 34" E 32.48 FT TH N 80 DEG 25' 21" E 177.39 FT TH S 01 DEG 57' 30" W 77.41 FT TH N 89 DEG 43' 04" E 107.56 FT TH S 91 FT TO POB EXC UPPER WATER TANK SITE & LOWER WATER TANK SITE ALSO PRT N 1/2 COM N 1/4 COR TH S 88 DEG 52' 45" E ALG N SEC LN 655.54 FT TH S 01 DEG 13' 45" W 1332.49 FT TO N 1/8 LN TH S 89 DEG 02' 47" E 520.78 FT TH S 01 DEG 01' 08" W 316.54 FT TH N 88 DEG 58' 52" W 80 FT FOR POB TH CONT N 88 DEG 58' 52" W 293.49 FT TH N 1 DEG 01' 08" E 286.11 FT TH E 293 FT M/L TH S 1 DEG 01' 08" W 286.44 FT TO POB ALSO PRT N 1/2 COM N 1/4 COR TH S 88 DEG 51' 14" E 110 FT TH S 23 DEG 41' 51" E 153.68 FT FOR POB TH S 856.47 FT TH N 76 DEG 06' 37" E 88.29 FT TH S 01 DEG E 127 FT TH ELY 69.01 FT TH N 16 DEG 33' 03" E 104.96 FT TH N 72 DEG 42' 51" E 68.01 FT TH N 09 DEG 23' 14" E 92.21 FT TH N 86 DEG 34' 11" W 91.84 FT TH N 57 DEG 39' 22" W 89.79 FT TH N 18 DEG 38' 58" W 253.30 FT TH N 03 DEG 56' 14" E 247.58 FT TH N 15 DEG 04' 07" W 215.41 FT TO POB ALSO PRT N 1/2 COM N 1/4 COR TH S 01 DEG 23' 25" W 358.93 FT FOR POB TH S 1 DEG 19' 04" W 408.06 FT TH N 88 DEG 40' 56" W 162.84 FT TH N 1 DEG 44' 55" E 412.23 FT TH S 88 DEG 21' 27" E 163.45 FT TO POB ALSO 45006 114 016 25 & EXC EAST SHORE CONDO & CHIMNEY RIDGE CONDO & SOUTH VILLAGE CONDO & EXC 114-016-02 ALSO EXC THE INN CONDO & BEALS HOUSE CONDO SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth            | Front      | Depth   | Rate | %Adj. | Reason                  | Value   |
|--------------------|----------|------------------|------------|---------|------|-------|-------------------------|---------|
| HOMESTEAD SKI AREA |          |                  | 77711 SqFt | 3.50000 | 100  |       | SKI AREA - SHAPE IRREG  | 271,989 |
|                    |          | 1.78 Total Acres |            |         |      |       | Total Est. Land Value = | 271,989 |

#### Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Parcel Number: 45-006-114-016-03

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|                                                     |       |       |    |        |
|-----------------------------------------------------|-------|-------|----|--------|
| D/W/P: Asphalt Paving                               | 3.16  | 15000 | 50 | 23,700 |
| Wood Frame                                          | 28.17 | 128   | 50 | 1,803  |
| Total Estimated Land Improvements True Cash Value = |       |       |    | 25,503 |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 0  
 Description of Occupancy: VANTAGE POINTE GARAGE

Costs are taken from the Garages - Storage cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 12      Perimeter: 136

Base Rate for Upper Floors = 89.57

Parking Basement Basement, Base Rate for Basement = 74.06

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 6.71      100%

Bsmnt Heating system: Wall or Floor Furnace      Cost/SqFt: 5.61

Adjusted Square Foot Cost for Upper Floors = 96.28

Adjusted Square Foot Cost for Basement = 79.67

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 1,171 | Base Cost New of Upper Floors = | 112,744 |
| Basement Area: 1,171    | Base Cost New of Basement =     | 93,293  |

Reproduction/Replacement Cost = 206,037

Eff.Age:14      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0

Total Depreciated Cost = 133,924

ECF (2202-H COMMERCIAL HOMESTEAD)      1.600 => TCV of Bldg: 1 = 214,278

Replacement Cost/Floor Area= 175.95      Est. TCV/Floor Area= 182.99

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 2013

Costs are taken from the Garages - Storage cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 14      Perimeter: 160

Base Rate for Upper Floors = 90.23

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 6.76      100%

Adjusted Square Foot Cost for Upper Floors = 96.99

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 1,500 | Base Cost New of Upper Floors = | 145,485 |
|-------------------------|---------------------------------|---------|

Reproduction/Replacement Cost = 145,485

Eff.Age:8      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 113,478

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

|                  |      |      |        |        |      |
|------------------|------|------|--------|--------|------|
|                  | Cost | # or | Height | Storys |      |
| Item Description | Col. | Rate | SqFt   | Adj.   | Cost |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:8      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD)      1.600 => TCV of Bldg: 2 = 181,565

Replacement Cost/Floor Area= 96.99      Est. TCV/Floor Area= 121.04

Cost Estimates for Commercial/Industrial Building/Section: 3      Built 2013

Costs are taken from the Garages - Storage cost schedules.

Parcel Number: 45-006-114-016-03

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&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 136

Base Rate for Upper Floors = 92.67

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.95 100%  
 Adjusted Square Foot Cost for Upper Floors = 99.62

Total Floor Area: 965 Base Cost New of Upper Floors = 96,134

Reproduction/Replacement Cost = 96,134  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 74,985

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 119,975  
 Replacement Cost/Floor Area= 99.62 Est. TCV/Floor Area= 124.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 515,818

2026 Est. T.C.V. 006-114-016-03 = 813,310

Est. TCV/Total Floor Area = 223.68

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 376,600                 | 376,600 | 376,600 | 95,815       | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 30,100  | 0       | 0            | 2,587          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 406,700                 | 406,700 | 406,700 | 98,402       | 98,402         | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-114-016-04   | 2026 Est. T.C.V.    | CONTINENTAL REAL ESTATE EQUITIES IN |
| Property Class: 202 |                     | S WOODRIDGE RD                      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

SEE TITLE OPINION PART OF L243P904 EXCEPT PARTS SUBSEQUENTLY CONVEYED BY  
CONTINENTAL REAL ESTATE EQUITIES INC

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth | Front       | Depth   | Rate | %Adj. | Reason                  | Value  |
|-------------|------------|-------|-------------|---------|------|-------|-------------------------|--------|
| HOMESTEAD   | \$1.50/PSF |       | 26000 SqFt  | 1.50000 | 100  |       | BACK INTERIOR SITE      | 39,000 |
|             |            | 0.60  | Total Acres |         |      |       | Total Est. Land Value = | 39,000 |

2026 Est. T.C.V. 006-114-016-04 = 39,000

Est. TCV/Total Floor Area = 10.73

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 16,900                  | 16,900 | 16,900    | 8,443          | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,600  | 0         | 227            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 19,500                  | 19,500 | 19,500    | 8,670          | 8,670       | 0       |

|                 |       |       |       |         |         |
|-----------------|-------|-------|-------|---------|---------|
| 2020 ASSOCIATED | NDOR  | STEV  | Supp  | Payable | PRE/RET |
| 7,800           | 7,800 | 7,800 | 5,719 | 5,719   | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-114-016-10   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC    |
| Property Class: 201 |                     | FIDDLERS POND 1 TO 21 |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

PARCEL A- PRT OF W 1/2 OF SE 1/4 SEC 14 COM SE COR TH N 88 DEG 56'00" W 945.85 FT TH N 508.66 FT TO SE COR LOT 30 SKIPPERS WOOD & N R/W LN HOMESTEAD RD TH ALG SD N LN BY FOLLOWING 5 COURSES: 71 FT ALG CURVE TO RIGHT CHORD BEARS N 57 DEG 52'10" W 70.97 FT N 54 DEG 54'41" W 398.77 FT 183.35 FT ALG CURVE TO LEFT CHORD BEARS N 58 DEG 42'09" W 183.21 FT N 62 DEG 29'36" W 29.08 FT 211.07 FT ALG CURVE TO LEFT CHORD BEARS N 76 DEG 48'00" W 209.52 FT TH N 03 DEG 26'10" E 91.30 FT TH N 27 DEG 26'42" W 29.92 FT FOR POB TH N 86 DEG 33'50" W 22.08 FT TH 18.70 FT ALG CURVE TO RIGHT CHORD BEARS N 84 DEG 12'45" W 18.69 FT TH N 14 DEG 54'45" W 104.50 FT TH N 63 DEG 01'27" E 36.50 FT TH N 26 DEG 58'33" W 54.48 FT TH N 57 DEG 03'09" W 14.06 FT TH N 65 DEG E 45.03 FT TH N 61 DEG 06' E 95.65 FT TH N 64 DEG 59' E 28.15 FT TH N 72 DEG 16' E 36.99 FT TO WLY LN SKIPPERS WOOD TH 171.69 FT ALG CURVE TO RIGHT CHORD BEARS S 18 DEG 00'06" E 171.38 FT TH S 87 DEG 39'26" W 90.01 FT TH S 62 DEG 33'18" W 114 FT TH S 27 DEG 26'42" E 52.41 FT TO POB SEC 14 T29N R14W .74 A M/L.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage   | Depth  | Front  | Depth  | Rate    | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|------------|--------|--------|--------|---------|-------|--------|---------------------------------|
|                                                                          | 171.00     | 150.00 | 1.0000 | 0.0000 | 0       | 100*  |        | 0                               |
| HOMESTEAD                                                                | \$7.75/PSF |        | 32234  | SqFt   | 7.75000 | 100   |        | 249,817                         |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |        |        |         |       |        |                                 |
| 171 Actual Front Feet, 0.74 Total Acres                                  |            |        |        |        |         |       |        | Total Est. Land Value = 249,817 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Landscaping: Lawn seeding                           | 0.60      | 3500 | 0      | 0          |
| Landscaping: Sprinklers, Conv.                      | 0.85      | 3500 | 0      | 0          |
| D/W/P: 4in Concrete                                 | 7.10      | 1563 | 85     | 9,432      |
| D/W/P: Asphalt Paving                               | 3.16      | 7488 | 85     | 20,113     |
| Pool: Concrete                                      | 78.78     | 1046 | 85     | 70,043     |
| Whirl Pool Bath                                     | 18,260.87 | 1    | 85     | 15,522     |
| Ad-Hoc Unit-In-Place Items                          |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| /CI16/YARI/RESP/LARPL                               | 59.00     | 5000 | 100    | 295,000    |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 410,110    |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982  
Description of Occupancy: BLDG A

Costs are taken from the Motels cost schedules.

<<<<< Calculator Cost Computations >>>>>  
Class: D Quality: Average  
Total Floor Area: 5249 # of Units: 7

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
Combined Heating System adjustment: 34.44 100%  
Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 5,249 Base Cost New of Upper Floors = 743,469  
Reproduction/Replacement Cost = 743,469  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
Total Depreciated Cost = 468,385

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 749,417  
Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 142.77

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1983  
Description of Occupancy: BLDG B

Costs are taken from the Motels cost schedules.

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



Parcel Number: 45-006-114-016-10

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Class: D Quality: Average  
 Total Floor Area: 5209 # of Units: 7

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 Combined Heating System adjustment: 34.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 5,209 Base Cost New of Upper Floors = 737,803

Reproduction/Replacement Cost = 737,803  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 464,816

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 743,705  
 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 142.77

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1983  
 Description of Occupancy: BLDG C

Costs are taken from the Motels cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average  
 Total Floor Area: 5249 # of Units: 7

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 Combined Heating System adjustment: 34.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 5,249 Base Cost New of Upper Floors = 743,469

Reproduction/Replacement Cost = 743,469  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 468,385

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 749,417  
 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 142.77

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,242,539

2026 Est. T.C.V. 006-114-016-10 = 2,902,466

Est. TCV/Total Floor Area = 184.79

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,191,400     | 1,191,400      | 1,191,400 | 407,060      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 259,800        | 0         | 0            | 10,990         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,451,200     | 1,451,200      | 1,451,200 | 418,050      | 418,050        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-15   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | 5455 THE INN         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L256 P48 THE INN- PRT OF GOVT LOT 3 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56'10" W 2639.99 FT TO S 1/4 COR TH N 10 DEG 08'24" W 2385.97 FT TO POB TH S 24 DEG 49'40" W 72 FT TH N 76 DEG 15'00" W 132.05 FT TH N 18 DEG 26'56" W 55.02 FT TH N 48 DEG 42'05" W 55.13 FT TH N 81 DEG 03'54" W 176.7 FT TO SHR LAKE MICHIGAN TH NWLY ALG SHR 135.99 FT TH S 76 DEG 15'00" E 271.48 FT TH N 13 DEG 45'00" E 60 FT TH N 76 DEG 15'00" E 80 FT TO WLY LN RIDGE TOP CONDO TH S 20 DEG 39'50" E 33.69 FT TH CONT S 10 DEG 03'20" W 163.96 FT TO POB EXC FISH HOUSE CONDO & THE INN CONDO & BEALS HOUSE CONDO SEC 14 T29N R14W.  
AND FRACTIONAL SHARES OF UNITS 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15 DESCRIBED IN MASTER DOCUMENTS OF THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                     | Frontage    | Depth  | Front | Depth  | Rate     | %Adj. | Reason | Value   |
|-----------------------------------------------------------------|-------------|--------|-------|--------|----------|-------|--------|---------|
| LAKE MICH                                                       | 15000       | 136.00 | 0.00  | 0.9260 | 0.0000   | 15000 | 100    | 0       |
| HOMESTEAD                                                       | \$40/SF INN |        | 22041 | SqFt   | 40.00000 |       | 100    | 881,654 |
| 136 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = |             |        |       |        |          |       |        | 881,654 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33  | 576  | 50     | 2,399      |
| Wood Frame            | 22.99 | 480  | 50     | 5,517      |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 17   | 0      | 0          |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| CITY WATER & SEWER                                  | 0.00 | 1    | 91     | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 7,916      |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Average

Total Floor Area: 26064 # of Units: 13

Base Rate for Upper Floors = 107.20

Finished Basement Basement, Base Rate for Basement = 69.76

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%

Combined Heating System adjustment: 34.44 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.56

Adjusted Square Foot Cost for Upper Floors = 141.64

Adjusted Square Foot Cost for Basement = 78.32

Total Floor Area: 26,064

Base Cost New of Upper Floors = 3,691,705

Basement Area: 8,211

Base Cost New of Basement = 643,085

Reproduction/Replacement Cost = 4,334,790

Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 58 /100/100/100/58.0

Total Depreciated Cost = 2,514,178

Unit in Place Items

| Rate | Quantity | Arch | %Good | Depr.Cost |
|------|----------|------|-------|-----------|
| 6.08 | 288      | 1.00 | 50    | 876       |

WD TW

ECF (2202-H COMMERCIAL HOMESTEAD)

1.600 => TCV of Bldg: 1 = 4,024,087

Replacement Cost/Floor Area= 166.38

Est. TCV/Floor Area= 154.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,024,087

2026 Est. T.C.V. 006-114-016-15

= 4,913,657

Parcel Number: 45-006-114-016-15

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Est. TCV/Total Floor Area = 188.52

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,234,800     | 2,234,800      | 2,234,800 | 1,497,702    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 222,000        | 0         | 0            | 40,437         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,456,800     | 2,456,800      | 2,456,800 | 1,538,139    | 1,538,139      | 0       |  |

45-006-114-016-20  
Property Class: 201  
Map #: 15

2026 Est. T.C.V.

GLEN ARBOR TOWNSHIP

BAYBERRY GROUP INC  
S WOODRIDGE DR  
GLEN ARBOR, MI 49636

L243 P887 SEWAGE LAGOON PARCEL PRT GOVT LOT 2 COM N 1/4 COR TH S 88 DEG 52' 45" E 655.54 FT TH S 01 DEG 13' 45" W 1332.49 FT TH S 89 DEG 02' 47" E 520.78 FT TH S 01 DEG 01' 08" W 316.54 FT FOR POB TH N 88 DEG 58' 52" W 471.39 FT TH S 01 DEG 01' 08" W 590 FT TH S 88 DEG 58' 52" E 471.39 FT TH N 01 DEG 01' 08" E TO POB SEC 14 T29N R14W.

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage         | Depth  | Front       | Depth   | Rate | %Adj.                   | Reason | Value   |
|-------------|------------------|--------|-------------|---------|------|-------------------------|--------|---------|
| HOMESTEAD   | \$1.50/PSF       | 177869 | SqFt        | 1.50000 | 100  | SEWAGE LAGOON SITE      |        | 266,804 |
| HOMESTEAD   | \$0.40/PSF RURAL | 100000 | SqFt        | 0.40000 | 100  |                         |        | 40,000  |
|             |                  | 6.38   | Total Acres |         |      | Total Est. Land Value = |        | 306,804 |

## Land Improvement Cost Estimates

|                                                     |      |        |        |            |
|-----------------------------------------------------|------|--------|--------|------------|
| Description                                         | Rate | Size   | % Good | Cash Value |
| Ad-Hoc Unit-In-Place Items                          |      |        |        |            |
| Description                                         | Rate | Size   | % Good | Cash Value |
| /CI16/YARI/COMP/OVESF8000A                          | 1.00 | 133000 | 50     | 66,500     |
| Total Estimated Land Improvements True Cash Value = |      |        |        | 66,500     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: SEWAGE LAGOON SITE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D      Quality: Average  
Stories: 1      Story Height: 10      Perimeter: 118

Base Rate for Upper Floors = 34.90

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.38    100%  
Adjusted Square Foot Cost for Upper Floors = 39.28

Total Floor Area: 714                      Base Cost New of Upper Floors =                      28,045

|            |                                                                     |                                 |        |
|------------|---------------------------------------------------------------------|---------------------------------|--------|
|            |                                                                     | Reproduction/Replacement Cost = | 28,045 |
| Eff.Age:16 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0 |                                 |        |
|            |                                                                     | Total Depreciated Cost =        | 14,583 |

```
<<<< Segregated Cost Computations >>>>
```

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 1.06

|            |                                                   |                                 |   |
|------------|---------------------------------------------------|---------------------------------|---|
|            |                                                   | Reproduction/Replacement Cost = | 0 |
| Eff.Age:16 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 | /100/100/100/52.0               |   |
|            |                                                   | Total Depreciated Cost =        | 0 |

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 23,333  
Replacement Cost/Floor Area= 39.28 Est. TCV/Floor Area= 32.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 23,333

2026 Est. T.C.V. 006-114-016-20 = 396,637

Est. TCV/Total Floor Area = 555.51, Most recent sale 02/12/2007 for 0

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 162,400  | 162,400        | 162,400 | 131,365      | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 35,900         | 0       | 0            | 3,546          | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 198,300  | 198,300        | 198,300 | 134,911      | 134,911        | 0       |  |

45-006-114-016-26  
Property Class: 201  
Map #: 19

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BAYBERRY GROUP INC  
FIDDLERS POND & LTL BELLE 22-63 & 1-14  
GLEN ARBOR, MI 49636

FIDDLER'S POND PARCEL PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 31, "SKIPPERS WOOD NO. 2",  
RECORDED IN LIBER 8 OF PLATS, PAGES 8 THRU 10; THENCE ALONG THE EAST LINE OF  
SAID PLAT N27°01'10"E 65.13 FEET; THENCE N69°30'00"E 35.24 FEET; THENCE  
N26°01'55"E 24.04 FEET; THENCE N50°45'58"E 79.00 FEET; THENCE N14°30'00"E 27.83  
FEET TO THE WESTERLY BOUNDARY OF PARCEL "1", REPLAT NO. 2, "NORTH VILLAGE",  
LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 34", AS RECORDED IN LIBER 386,  
PAGES 677-693; THENCE ALONG SAID BOUNDARY LINE S11°56'10"E 34.43 FEET;  
S83°40'30"E 43.75 FEET; AND N06°15'04"E 59.80 FEET; THENCE S84°33'34"E 22.10  
FEET; THENCE N43°15'38"E 33.19 FEET; THENCE N55°12'35"E 11.51 FEET; THENCE  
S46°24'52"E 71.87 FEET TO WEST BOUNDARY OF "SKIPPERS WOOD", RECORDED IN LIBER 7  
OF PLATS, PAGES 49 THRU 51; THENCE ALONG SAID WEST PLAT BOUNDARY S05°12'21"W  
95.97 FEET; THENCE S84°52'06"W 102.84 FEET; THENCE S02°50'00"E 82.79 FEET;  
THENCE N87°10'00"E 19.20 FEET; THENCE S02°50'00"E 65.90 FEET; THENCE S87°10'00"W  
33.65 FEET; THENCE S02°50'00"E 112.00 FEET; THENCE N87°10'00"E 40.00 FEET;  
THENCE S02°56'00"E 10.02 FEET; THENCE N87°04'00"E 50.98 FEET; THENCE N02°56'00"W  
33.49 FEET; THENCE N87°04'00"E 119.89 FEET TO WESTERLY RIGHT-OF-WAY OF WOOD  
RIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S51°49'29"W 32.11 FEET AND  
158.84 FEET ALONG ARC OF A 228.14 FOOT RADIUS CURVE TO LEFT, CHORD OF WHICH  
BEARS S31°52'45"W 155.65 FEET TO NORTHERLY RIGHT-OF-WAY OF TIMBER CREST; THENCE  
ALONG SAID RIGHT-OF-WAY LINE 41.79 FEET ALONG ARC OF A 30.00 FOOT RADIUS CURVE  
TO RIGHT, CHORD OF WHICH BEARS S51°50'30"W 38.49 FEET; N88°15'00"W 82.34 FEET;  
128.00 FEET ALONG ARC OF A 98.36 FOOT RADIUS CURVE TO RIGHT, CHORD OF WHICH  
BEARS N50°58'05"W 119.16 FEET; N13°41'10"W 174.49 FEET; AND 104.12 FEET ALONG  
ARC OF A 216.95 FOOT RADIUS CURVE TO LEFT, CHORD OF WHICH BEARS N27°26'15"W  
103.12 FEET TO POINT OF BEGINNING.  
SUBJECT TO SURVEY.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage   | Depth  | Front  | Depth   | Rate                    | %Adj. | Reason             | Value   |
|--------------------------------------------------------------------------|------------|--------|--------|---------|-------------------------|-------|--------------------|---------|
|                                                                          | 51.15      | 102.00 | 1.0000 | 0.0000  | 0                       | 100*  |                    | 0       |
| HOMESTEAD                                                                | \$7.75/PSF | 78103  | SqFt   | 7.75000 | 100                     |       | RESORT MAIN CENTER | 605,300 |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |        |         |                         |       |                    |         |
| 51 Actual Front Feet, 1.79 Total Acres                                   |            |        |        |         | Total Est. Land Value = |       | 605,300            |         |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size   | % Good | Cash Value |      |            |
|-----------------------------------------------------|-------|--------|--------|------------|------|------------|
| D/W/P: Patio Blocks                                 | 15.89 | 3000   | 50     | 23,835     |      |            |
| Commercial Local Cost Land Improvements             |       |        |        |            |      |            |
| Description                                         | Rate  | Size   | % Good | Arch       | Mult | Cash Value |
| CITY WATER & SEWER                                  | 0.00  | 1      | 94     | 100        |      | 0          |
| Ad-Hoc Unit-In-Place Items                          |       |        |        |            |      |            |
| Description                                         | Rate  | Size   | % Good | Cash Value |      |            |
| /CI16/YARI/RESP/LARPL                               | 1.50  | 140000 | 100    | 210,000    |      |            |
| Total Estimated Land Improvements True Cash Value = |       |        |        | 233,835    |      |            |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

Description of Occupancy: LTL BELLE1-4 WITH RETAIL

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Average

Total Floor Area: 2476 # of Units: 5

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 Combined Heating System adjustment: 34.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 2,476

Base Cost New of Upper Floors = 350,701

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Reproduction/Replacement Cost = 350,701  
 Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 210,421

ECF (2202-H COMMERCIAL HOMESTEAD)    1.600 => TCV of Bldg: 1 = 336,673  
 Replacement Cost/Floor Area= 141.64    Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 2    Built 1983  
 Description of Occupancy: N.V./LTLBELLE 8-5

Costs are taken from the Motels cost schedules.

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

Class: D    Quality: Average  
 Total Floor Area: 2090    # of Units: 6

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
                                  Combined Heating System adjustment: 34.44    100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 2,090    Base Cost New of Upper Floors = 296,028

Reproduction/Replacement Cost = 296,028  
 Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 177,617

<<<<<    Segregated Cost Computations    >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description                     | Cost Col. | Rate    | # or SqFt | Height Adj. | Storys Adj. | Cost   |
|--------------------------------------|-----------|---------|-----------|-------------|-------------|--------|
| (39) Miscellaneous                   |           |         |           |             |             |        |
| Miscellaneous Built-in Construction: |           |         |           |             |             |        |
| Appliance Allowance, Multiple        |           |         |           |             |             |        |
| Residences                           | 1-2U      | 1812.80 | 6         | 1.000       | 1.000       | 10,877 |

Total Cost of Lump-Sum Items = 10,877  
 Total Cost New = 10,877

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD)    1.600 => TCV of Bldg: 2 = 284,187  
 Replacement Cost/Floor Area= 141.64    Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 3    Built 1982  
 Description of Occupancy: LTLBELLE13,14&FITNESSCNTR

Costs are taken from the Motels cost schedules.

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

Class: D    Quality: Average  
 Total Floor Area: 2704    # of Units: 3

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
                                  Combined Heating System adjustment: 34.44    100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 2,704    Base Cost New of Upper Floors = 382,995

Reproduction/Replacement Cost = 382,995

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Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 229,797

ECF (2202-H COMMERCIAL HOMESTEAD)    1.600 => TCV of Bldg: 3 = 367,675  
Replacement Cost/Floor Area= 141.64    Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 4    Built 1982  
Description of Occupancy: LTL BELLE 9-12

Costs are taken from the Motels cost schedules.

<<<<<    Calculator Cost Computations    >>>>>  
Class: D    Quality: Average  
Total Floor Area: 3469    # of Units: 6

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
Combined Heating System adjustment: 34.44    100%  
Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 3,469    Base Cost New of Upper Floors = 491,349

Reproduction/Replacement Cost = 491,349

Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 294,809

ECF (2202-H COMMERCIAL HOMESTEAD)    1.600 => TCV of Bldg: 4 = 471,695  
Replacement Cost/Floor Area= 141.64    Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 5    Built 1982  
Description of Occupancy: BLDG D #22-26

Costs are taken from the Motels cost schedules.

<<<<<    Calculator Cost Computations    >>>>>  
Class: D    Quality: Average  
Total Floor Area: 3447    # of Units: 5

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
Combined Heating System adjustment: 34.44    100%  
Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 3,447    Base Cost New of Upper Floors = 488,233

Reproduction/Replacement Cost = 488,233

Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 292,940

ECF (2202-H COMMERCIAL HOMESTEAD)    1.600 => TCV of Bldg: 5 = 468,704  
Replacement Cost/Floor Area= 141.64    Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 6    Built 1983  
Description of Occupancy: BLDG E #27-31

Costs are taken from the Motels cost schedules.

<<<<<    Calculator Cost Computations    >>>>>  
Class: D    Quality: Average  
Total Floor Area: 3447    # of Units: 5

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
(10) Heating system: Zoned A.C. Warm & Cooled Air    Cost/SqFt: 17.22    100%  
Combined Heating System adjustment: 34.44    100%

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Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 3,447                      Base Cost New of Upper Floors =        488,233

Reproduction/Replacement Cost =        488,233

Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost =        292,940

ECF (2202-H COMMERCIAL HOMESTEAD)        1.600 =&gt; TCV of Bldg: 6        =        468,704

Replacement Cost/Floor Area= 141.64        Est. TCV/Floor Area= 135.97

---

Cost Estimates for Commercial/Industrial Building/Section: 7                      Built 1983

Description of Occupancy: BLDG F 32-38

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt;                      Calculator Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Class: D    Quality: Average

Total Floor Area: 5145    # of Units: 7

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air        Cost/SqFt: 17.22    100%

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air        Cost/SqFt: 17.22    100%

Combined Heating System adjustment: 34.44    100%

Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 5,145                      Base Cost New of Upper Floors =        728,738

Reproduction/Replacement Cost =        728,738

Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost =        437,243

ECF (2202-H COMMERCIAL HOMESTEAD)        1.600 =&gt; TCV of Bldg: 7        =        699,588

Replacement Cost/Floor Area= 141.64        Est. TCV/Floor Area= 135.97

---

Cost Estimates for Commercial/Industrial Building/Section: 8                      Built 1983

Description of Occupancy: BLDG G #39-43

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt;                      Calculator Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Class: D    Quality: Average

Total Floor Area: 3447    # of Units: 5

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air        Cost/SqFt: 17.22    100%

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air        Cost/SqFt: 17.22    100%

Combined Heating System adjustment: 34.44    100%

Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 3,447                      Base Cost New of Upper Floors =        488,233

Reproduction/Replacement Cost =        488,233

Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost =        292,940

ECF (2202-H COMMERCIAL HOMESTEAD)        1.600 =&gt; TCV of Bldg: 8        =        468,704

Replacement Cost/Floor Area= 141.64        Est. TCV/Floor Area= 135.97

---

Cost Estimates for Commercial/Industrial Building/Section: 9                      Built 1982

Description of Occupancy: BLDG H #44-49

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt;                      Calculator Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Class: D    Quality: Average

Total Floor Area: 4766    # of Units: 6



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Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 Combined Heating System adjustment: 34.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 4,766 Base Cost New of Upper Floors = 675,057

Reproduction/Replacement Cost = 675,057

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 405,034

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 9 = 648,055  
 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 1983  
 Description of Occupancy: BLDG I 50-56

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Total Floor Area: 5145 # of Units: 7

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 Combined Heating System adjustment: 34.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 5,145 Base Cost New of Upper Floors = 728,738

Reproduction/Replacement Cost = 728,738

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 437,243

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 10 = 699,588  
 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 1983  
 Description of Occupancy: BLDG J 57-63

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Total Floor Area: 5145 # of Units: 7

Base Rate for Upper Floors = 107.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%  
 Combined Heating System adjustment: 34.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.64

Total Floor Area: 5,145 Base Cost New of Upper Floors = 728,738

Reproduction/Replacement Cost = 728,738

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 437,243

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 11 = 699,588  
 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 1982  
 Description of Occupancy: LILLY JADE SPA

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Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 12 Perimeter: 132

Base Rate for Upper Floors = 128.17

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air Cost/SqFt: 31.58 100%

Adjusted Square Foot Cost for Upper Floors = 159.75

Total Floor Area: 1,083 Base Cost New of Upper Floors = 173,009

Reproduction/Replacement Cost = 173,009

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 103,805

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

(7) Interior:

Frame, Barber Shop 1 Up 10.66 1083 1.000 1.000 11,545

(8) Plumbing:

Typical, Barber Shop 1 Up 6.38 1083 1.000 1.000 6,910

(39) Miscellaneous

Miscellaneous Built-in Construction:

Sound System, Base Cost 1 Up 1256.60 1 1.000 1.000 1,257

Total Cost of Upper Stories = 18,454

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost of Lump-Sum Items = 1,257

Total Cost New = 19,711

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 =&gt; TCV of Bldg: 12 = 166,089

Replacement Cost/Floor Area= 159.75 Est. TCV/Floor Area= 153.36

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,779,250

2026 Est. T.C.V. 006-114-016-26 = 6,618,385

Est. TCV/Total Floor Area = 156.23

2025 Assessed MBOR S.E.V.

2,951,000 2,951,000 2,951,000

Base for Cap

IRM

327,794

2.70

2026 New Eq. Adjustment Loss

0 358,200 0

Additions

Tax Adjustment

Losses

0

8,850

0

2026 Assessed MBOR S.E.V.

3,309,200 3,309,200 3,309,200

Capped

-&gt;Taxable&lt;-

PRE/MBT

336,644

336,644

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-016-30   | 2026 Est. T.C.V.    | WINKELMAN ERIC D TRUST  |
| Property Class: 401 |                     | 4070 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

2023002270, 2023002271, L258 P244 PRT OF GOVT LOT 1 SEC 14 COM N 1/4 COR TH S  
 01 DEG 23'25" W 100.01 FT ALG N-S 1/4 LN FOR POB TH S 01 DEG 23'25" W 137.15 FT  
 TH N 89 DEG 21'33" W 162.77 FT TH S 88 DEG 08'06" W 161.13 FT TO SHR TRAV LN OF  
 LAKE MICHIGAN TH N 03 DEG 51'30" E 44.25 FT TH N 17 DEG 26'55" E 104.40 FT ALG  
 SD SHR TH S 89 DEG 15'05" E 357.77 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 321.55 | 0.9023 | 0.9047 | 21000 | 100   |                        | 1,714,286 |
| LK MI "A" 21000                                                 | 44.82    | 321.55 | 0.9023 | 0.9047 | 21000 | 50    | SURPLUS: ZONING 100 FT | 384,146   |
| 145 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,098,432 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 150  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 8.33  | 720  | 0      | 0          |
| Wood Frame            | 36.96 | 57   | 50     | 1,053      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,053      |

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1277 SF Floor Area = 1784 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1 Story   | Siding   | Basement   | 1,277  |          |            |
| 0.5 Story | Siding   | Overhang   | 55     |          |            |
| 1 Story   | Siding   | Overhang   | 479    |          |            |
|           |          |            | Total: | 265,837  | 172,782    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1277 | 24,697 | 16,053 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,808  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |
| Separate Shower    | 1 | 1,336 | 868   |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 689 | 12,409 | 8,066 |
|-----|-----|--------|-------|

#### Deck

|              |      |        |       |
|--------------|------|--------|-------|
| Treated Wood | 250  | 4,708  | 3,060 |
| Treated Wood | 160  | 3,515  | 2,285 |
| Treated Wood | 1165 | 15,133 | 9,836 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 89 | 3,965 | 2,577 |
|--------------|----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

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|                     |     |         |         |            |
|---------------------|-----|---------|---------|------------|
| Base Cost           | 699 | 33,776  | 21,954  |            |
| Common Wall: 1 Wall | 1   | -2,640  | -1,716  |            |
| Door Opener         | 1   | 537     | 349     |            |
| Built-Ins           |     |         |         |            |
| Appliance Allow.    | 1   | 2,767   | 1,799   |            |
| Fireplaces          |     |         |         |            |
| Interior 2 Story    | 1   | 6,649   | 4,322   |            |
| 2nd on Same Stack   | 1   | 4,365   | 2,837   |            |
| Local Cost Items    |     |         |         |            |
| GENERATOR           | 1   | 1       | 1       | *100% Good |
| Totals:             |     | 399,539 | 259,688 |            |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 701,158

2026 Est. T.C.V. 006-114-016-30 = 2,805,643

Est. TCV/Total Floor Area = 1572.67

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,341,200               | 1,341,200 | 1,341,200 | 501,525      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 61,600    | 0         | 0            | 13,541         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,402,800               | 1,402,800 | 1,402,800 | 515,066      | 515,066        | 515,066 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-35   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | W TIMBER CREST       |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L 256 P 48 UPPER PARKING LOT PRT OF W 1/4 OF SE 1/4 SEC 14 COM AT SE COR SD SEC TH N 47 DEG 54' 22" W 2246.88 FT TH ALG ARC OF CURVE TO LEFT R=763.11 I=01 DEG 26' 27" CHORD=S 12 DEG 33' 43" E 19.19 FT TO POB TH ALG W LN PLAT SKIPPERS WOOD ALG ARC OF CURVE TO LEFT R=763.11 FT I=11 DEG 22' 35" CHORD=S 18 DEG 58' 12" E 151.27 FT-151.52 FT TH ALG ARC OF CURVE TO R 4.11 FT R=836.75 FT I=00 DEG 16' 53" CHORD=S 25 DEG 31' 00" E 4.11 FT TH S 72 DEG 16' 00" W 36.99 FT S 64 DEG 59' 00" W 28.15 FT S 61 DEG 06' 00" W 95.65 FT S 65 DEG 00' 00" W 43.85 FT TO LN 1.00 FOOT E & PARALLEL W E LN SOUTH VILLAGE CONDO TH N 57 DEG 03' 09" W 22.41 FT TH N 14 DEG 54' 45" W 106.30 FT TH N 07 DEG 12' 51" W 171.77 FT TH ALG SLY LN SKIPPERS WOOD NO 2 ALG ARC OF CURVE TO LEFT 86.60 FT R-164.36 I-30 DEG 11' 19" CHORD-S 73 DEG 09' 21" E 85.60 FT TH S 88 DEG 15' 00" E 90.76 FT ALG CURVE TO RIGHT 39.25 FT R-30.00 FT I-74 DEG 58' 04" CHORD-S 50 DEG 45' 58" E 36.51 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage   | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason                                        | Value  |
|--------------------------------------------------------------------------|------------|--------|--------|--------|-------------------------|-------|-----------------------------------------------|--------|
|                                                                          | 177.36     | 161.00 | 1.0000 | 0.0000 | 0                       | 100*  | PARKING LOT                                   | 0      |
| HOMESTEAD                                                                | \$7.75/PSF |        | 14273  | SqFt   | 7.75000                 | 100   | RESORT MAIN AREA ADD PARKING AREA - ANCILLARY |        |
| HOMESTEAD                                                                | \$3.75/PSF |        | 14273  | SqFt   | 3.75000                 | 100   |                                               | 53,522 |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |        |        |                         |       |                                               |        |
| 177 Actual Front Feet, 0.66 Total Acres                                  |            |        |        |        | Total Est. Land Value = |       | 164,135                                       |        |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16 | 11587 | 50     | 18,307     |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 18,307     |

2026 Est. T.C.V. 006-114-016-35 = 182,442

Est. TCV/Total Floor Area = 102.27

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 91,100        | 91,100         | 91,100 | 55,469       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 100            | 0      | 0            | 1,497          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 91,200        | 91,200         | 91,200 | 56,966       | 56,966         | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-114-016-36   | 2026 Est. T.C.V.    | GENTLE WINDS CONDO ASSOCIATION |
| Property Class: 201 |                     | S HOMESTEAD RD                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L494 P886-888/98 PRT GOVT LOT 3 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88  
 DEG 56'10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50'16" W 876.16 FT TH N  
 57 DEG 57' 55" E 67.28 FT TH N 43 DEG 16'04" W 131.64 FT TH 153.05 FT ALG ARC  
 621.45 FT RADIUS CURVE RIGHT CH-N 36 DEG 12'44" W 152.67 FT TH N 29 DEG 09'24" W  
 60.02 FT TH S 61 DEG 59'07" W 11.18 FT TH N 27 DEG 55'48" W 206.39 FT TH N 65  
 56'45" W 13 FT TH N 05 DEG 30' W 145.42 FT TO POB TH S 57 DEG 52'20" W 37.72 FT  
 TH N 12 DEG 13'11" E 63.74 FT TH N 23 DEG 13'45"W 26.32 FT TH N 23 DEG 27'33" E  
 59.14 FT TH S 23 DEG 31'20" E 106.11 FT TH S 57 DEG 43'15" W 42.82 FT TO POB SEC  
 14 T29N R14W.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

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

#### Land Improvement Cost Estimates

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

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 18.36

Adjusted Square Foot Cost for Upper Floors = 18.36

Total Floor Area: 1,800 Base Cost New of Upper Floors = 33,048

Reproduction/Replacement Cost = 33,048

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 23,795

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or Height | Stories        | Cost |
|------------------|------|-------------|----------------|------|
|                  | Col. | Rate        | SqFt Adj. Adj. |      |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 38,071

Replacement Cost/Floor Area= 18.36 Est. TCV/Floor Area= 21.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 38,071

2026 Est. T.C.V. 006-114-016-36 = 106,958

Est. TCV/Total Floor Area = 59.42, Most recent sale 11/04/1998 for 40,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|--------|-----------|----------------|---------------------|
| 46,400                  | 46,400 | 46,400    | 29,816         | 2.70                |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses              |
| 0                       | 7,100  | 0         | 805            | 0                   |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 53,500                  | 53,500 | 53,500    | 30,621         | 30,621 0            |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-40   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | 5030 S WOODRIDGE RD  |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L256 P48 RACQUET CLUB PARCEL- PRT OF NW 1/4 OF SE 1/4 SEC 14 COM NW COR LOT 7  
 SKIPPERS WOOD SUBDIVISION TH S 19 DEG 00'01" E 163.16 FT TH S 5 DEG 12'21" W  
 447.86 FT FOR POB TH S 84 DEG 52'06" W 102.84 FT TH S 02 DEG 50' E 82.79 FT TH N  
 87 DEG 10' E 19.20 FT TH S 02 DEG 50' E 65.90 FT TH S 87 DEG 10' W 33.65 FT TH S  
 02 DEG 50' E 112 FT TH N 87 DEG 10' E 40 FT TH S 02 DEG 56' E 10.02 FT TH N 87  
 DEG 04' E 50.98 FT TH N 02 DEG 56' W 33.49 FT TH N 87 DEG 04' E 116.66 FT TO W  
 LN WOOD RIDGE RD TH NELY ALG SD W LN TO SE COR LOT 1 SKIPPERS WOOD TH N 70 DEG  
 04' 55" W 140.88 FT TH N 5 DEG 12' 21" E TO POB SEC 14 T29N R14W.

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD  
 \* Factors \* 51.15 X 102 IRR

| Description | Frontage   | Depth            | Front      | Depth   | Rate | %Adj. | Reason                  | Value   |
|-------------|------------|------------------|------------|---------|------|-------|-------------------------|---------|
| HOMESTEAD   | \$7.75/PSF |                  | 78103 SqFt | 7.75000 | 100  |       |                         | 605,300 |
|             |            | 1.79 Total Acres |            |         |      |       | Total Est. Land Value = | 605,300 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982  
 Description of Occupancy: NONAS

Costs are taken from the Restaurants cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 282

Base Rate for Upper Floors = 157.39

Finished Basement Basement, Base Rate for Basement = 97.24  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 30.34 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 9.27

Adjusted Square Foot Cost for Upper Floors = 187.73

Adjusted Square Foot Cost for Basement = 106.51

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 3,259 | Base Cost New of Upper Floors = | 611,812 |
| Basement Area: 3,520    | Base Cost New of Basement =     | 374,915 |

|            |                                                                     |         |
|------------|---------------------------------------------------------------------|---------|
|            | Reproduction/Replacement Cost =                                     | 986,727 |
| Eff.Age:20 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 |         |
|            | Total Depreciated Cost =                                            | 532,833 |

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (2202-H COMMERCIAL HOMESTEAD)   | 1.600 => TCV of Bldg: 1 =   | 852,532 |
| Replacement Cost/Floor Area= 302.77 | Est. TCV/Floor Area= 261.59 |         |

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1984  
 Description of Occupancy: CQ'S & CAVANAUGH'S

Costs are taken from the Restaurants cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 279

Base Rate for Upper Floors = 146.22

Finished Basement Basement, Base Rate for Basement = 119.28  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.82 100%

Bsmnt Heating system: Package Heating & Cooling Cost/SqFt: 23.09

Adjusted Square Foot Cost for Upper Floors = 165.04

Adjusted Square Foot Cost for Basement = 142.37

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 4,093 | Base Cost New of Upper Floors = | 675,508 |
| Basement Area: 1,015    | Base Cost New of Basement =     | 144,505 |

|            |                                                                     |         |
|------------|---------------------------------------------------------------------|---------|
|            | Reproduction/Replacement Cost =                                     | 820,013 |
| Eff.Age:20 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 |         |
|            | Total Depreciated Cost =                                            | 442,807 |



ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 708,491  
 Replacement Cost/Floor Area= 200.35 Est. TCV/Floor Area= 173.10

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018  
 Description of Occupancy: OUTDOOR BAR

Costs are taken from the Restaurants - Snack Bars cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 18 Perimeter: 70  
 Overall Building Height: 18

Base Rate for Upper Floors = 112.22

Adjusted Square Foot Cost for Upper Floors = 112.22

Total Floor Area: 311 Base Cost New of Upper Floors = 34,900

Reproduction/Replacement Cost = 34,900  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 29,665

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 47,464  
 Replacement Cost/Floor Area= 112.22 Est. TCV/Floor Area= 152.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,608,487

2026 Est. T.C.V. 006-114-016-40 = 2,213,787

Est. TCV/Total Floor Area = 288.89

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,021,900     | 1,021,900  | 1,021,900 | 791,443      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 85,000     | 0         | 0            | 21,368         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,106,900     | 1,106,900  | 1,106,900 | 812,811      | 812,811        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-45   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | S HOMESTEAD RD       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L256 P48 LOWER PARKING LOT PRT GOVT LOT 4 SEC 14 COM AT SE COR SD SEC TH N 88 DEG 56' 10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50' 16" W 876.16 FT TO SLY R/W HOMESTEAD RD & POB TH N 43 DEG 16' 04" W 118.52 FT TH N ALG CURVE TO RIGHT 169.31 FT CH-N 36 DEG 12' 44" W 168.88 FT TH ALG SD R/W N 29 DEG 09' 24" W 88.98 FT ALG SLY R/W HOMESTEAD RD TH N 82 DEG 30' 50" W 55.20 FT TH N 37 DEG 16' 48" W 33.80 FT TH N 65 DEG 36' 57" W 125.39 FT TH S 10 DEG 04' 35" W 80 FT TH S 19 DEG 59' 40" E 143.12 FT TO SE COR CRYSTAL BEACH CONDO TH S 86 DEG 57' 36" E 16.86 FT TH S 30 DEG 11' 35" E 246.28 FT TH N 88 DEG 46' 33" E 102.91 FT TH N 89 DEG 25' 10" E 66.47 FT TH S 65 DEG 40' 25" E 190 FT M/L TH N 17 DEG 13' 31" E TO S R/W HOMESTEAD RD TH NWLY ALG S R/W HOMESTEAD RD TO POB SEC 14 T29N R14W.

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD  
\* Factors \*

| Description                                                              | Frontage | Depth  | Front  | Depth  | Rate    | %Adj. | Reason      | Value                           |
|--------------------------------------------------------------------------|----------|--------|--------|--------|---------|-------|-------------|---------------------------------|
|                                                                          | 365.00   | 180.00 | 1.0000 | 0.0000 | 0       | 100*  | PARKING LOT | 0                               |
| HOMESTEAD \$3.75/PSF                                                     |          |        | 65700  | SqFt   | 3.75000 | 100   |             | 246,375                         |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |        |        |         |       |             |                                 |
| 365 Actual Front Feet, 1.51 Total Acres                                  |          |        |        |        |         |       |             | Total Est. Land Value = 246,375 |

Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16 | 78750 | 50     | 124,425    |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 124,425    |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy:

Costs are taken from the Pavilions cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 84

Base Rate for Upper Floors = 128.22

Adjusted Square Foot Cost for Upper Floors = 128.22

Total Floor Area: 388 Base Cost New of Upper Floors = 49,749

Reproduction/Replacement Cost = 49,749  
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
Total Depreciated Cost = 36,814

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 58,903  
Replacement Cost/Floor Area= 128.22 Est. TCV/Floor Area= 151.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 58,903

2026 Est. T.C.V. 006-114-016-45 = 429,703

Est. TCV/Total Floor Area = 1107.48

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 212,600                 | 212,600 | 212,600   | 137,558        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 2,300   | 0         | 3,714          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 214,900                 | 214,900 | 214,900   | 141,272        | 141,272     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-47   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | S RIVERS EDGE RD     |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L190P801 PRIVATE EASEMENT & RIGHT OF WAY OF RIVER EDGE ROAD, LABELED D & E IN  
 LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 8 EXHIBIT B TO THE MASTER DEED  
 OF CRYSTAL BEACH CONDOMINIUM GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN A  
 PARCEL OF LAND IN GOV LOT 4 SECTION 14 T29NR14W AN EASEMENT FOR INGRESS AND  
 EGRESS OVER A PARCEL OF LAND COM AT SE CNR OF CRYSTAL BEACH CONDOMINIUM S 86° 6'  
 45" E 35.25' THEN N 10° 4' 35" E 225.70' THEN N 65° 38' 55" W 36.11' THEN S 10°  
 4' 35" W 176.66' THEN N 85° 28' 55" W 83.77' THEN S 4° 31' 5" W 44.00' THEN S  
 85° 28' 55" E 79.49' THEN S10° 14' 41" W 17.54' TO POB 0.27 ACRES ±

SPLIT FROM 114-016-45 - ALLOCATON OF 1978 EASEMENT TO ADJ -016-45 PARKING ACCESS  
 EASEMENT

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth            | Front      | Depth   | Rate | %Adj. | Reason                      | Value  |
|-------------|------------|------------------|------------|---------|------|-------|-----------------------------|--------|
| HOMESTEAD   | \$1.50/PSF |                  | 11713 SqFt | 1.50000 | 90   |       | EASEMENT AREA - LIMITED USE | 15,812 |
|             |            | 0.27 Total Acres |            |         |      |       | Total Est. Land Value =     | 15,812 |

2026 Est. T.C.V. 006-114-016-47 = 15,812

Est. TCV/Total Floor Area = 40.75

| 2025 Assessed           | MBOR  | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|-------|--------|--------------|----------------|---------|--|
| 7,600                   | 7,600 | 7,600  | 4,615        | 2.70           |         |  |
| 2026 New Eq. Adjustment |       | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 300   | 0      | 0            | 124            | 0       |  |
| 2026 Assessed           | MBOR  | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 7,900                   | 7,900 | 7,900  | 4,739        | 4,739          | 0       |  |

45-006-114-016-50  
Property Class: 201  
Map #: 15

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BAYBERRY GROUP INC  
5460 S HOMESTEAD RD  
GLEN ARBOR, MI 49636

THE BEACH CLUB PRT GOVT LOTS 2 & 3 COM NW COR TALL TIMBER COMDOMINIUMS ON SHR LAKE MICHIGAN TH N 9 DEG 58' 50" E 202.51 FT ALG SHR FOR POB TH CONT ALG SD SHR N 9 DEG 58' 50" E 60.13 FT TH N 2 DEG 04' 30" E ALG SHR 365.87 FT TH S 78 DEG 42' E 157.32 FT TH S 10 DEG 12' 20" W 11.74 FT TH S 78 DEG 50' 20" E 97.35 FT TH N 4 DEG 53' E 51.92 FT TH S 84 DEG 35' 40" E 76.72 FT TH S 5 DEG 24' 20" W 340.57 FT TH S 20 DEG 39' 50" E 100.81 FT TH N 76 DEG 15' W 80 FT TH S 13 DEG 45' W 60 FT TH N 76 DEG 15' W 353.93 FT TO POB EXC THE INN CONDO & BEALS HOUSE CONDO SEC 14 T29N R14W. TENNIS COURT PARCEL AT THE BEACH PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTHWEST CORNER OF "TALL TIMBER CONDOMINIUM", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 5", AS RECORDED IN LIBER 172, PAGES 242-285; THENCE ALONG A SHORELINE TRAVERSE OF LAKE MICHIGAN N09°58'50"E 262.64 FT AND N02°04'30"E 365.87 FT TO POB; THENCE S78°42'00"E 157.32 FT; THENCE S10°12'20"W 11.74 FT; THENCE S78°50'20"E 97.35 FT; THENCE N04°53'00"E 51.92 FT; THENCE S84°35'40"E 3.32 FT TO WEST BOUNDARY OF PARCEL "B", REPLAT NO. 1, "THE INN", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 76", AS RECORDED IN LIBER 681, PAGES 310-324; THENCE ALONG SAID WEST BOUNDARY 25.98 FT ALONG ARC OF A 47.00 FT RADIUS CURVE TO RIGHT, CHORD OF WHICH BEARS N15°49'22"W 25.65 FT AND 64.20 FT ALONG ARC OF A 413.00 FT RADIUS CURVE TO LEFT CHORD OF WHICH BEARS N04°26'35"W 64.13 FT TO SOUTH BOUNDARY OF REPLAT NO. 2, "WEST SHORE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 48", AS RECORDED IN LIBER 364, PAGES 335-375; THENCE ALONG SAID SOUTH BOUNDARY LINE N78°30'00"W 179.73 FT TO SAID SHORELINE TRAVERSE OF LAKE MICHIGAN; THENCE ALONG SAID SHORELINE TRAVERSE S30°25'51"W 132.96 FT TO POB. IDELINES OF ABOVE PARCEL EXTEND TO ORDINARY HIGH WATER MARK OF LAKE MICHIGAN, WITH FULL RIPARIAN RIGHTS THEREON. SUBJECT TO SURVEY.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------|
| LAKE MICH                                                       | 15000    | 315.00 | 378.20 | 0.7506 | 0.9769 | 15000 | 100    | 3,464,893 |
| 315 Actual Front Feet, 2.73 Total Acres Total Est. Land Value = |          |        |        |        |        |       |        | 3,464,893 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 28.24    | 120  | 50     | 1,694      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 4    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 21,694     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: CAFE MANITOU

Costs are taken from the Restaurants cost schedules.

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

Class: C Quality: Good  
Stories: 1 Story Height: 8 Perimeter: 186

Base Rate for Upper Floors = 229.01

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.83 100%  
Adjusted Square Foot Cost for Upper Floors = 249.84

Total Floor Area: 1,716 Base Cost New of Upper Floors = 428,725

Reproduction/Replacement Cost = 428,725  
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
Total Depreciated Cost = 261,522

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 418,436  
Replacement Cost/Floor Area= 249.84 Est. TCV/Floor Area= 243.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
Description of Occupancy: FLIP FLOPS

Costs are taken from the Stores - Retail cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 108

Base Rate for Upper Floors = 156.06

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.28 100%  
Adjusted Square Foot Cost for Upper Floors = 183.34

Total Floor Area: 517 Base Cost New of Upper Floors = 94,787

Reproduction/Replacement Cost = 94,787  
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
Total Depreciated Cost = 65,403

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 104,645  
Replacement Cost/Floor Area= 183.34 Est. TCV/Floor Area= 202.41

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: BEHIND FLIP FLOPS

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 147

Base Rate for Upper Floors = 43.79

Adjusted Square Foot Cost for Upper Floors = 43.79

Total Floor Area: 906 Base Cost New of Upper Floors = 39,674

Reproduction/Replacement Cost = 39,674  
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
Total Depreciated Cost = 24,201

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost Col. | Rate | # or Height | SqFt | Adj. | Adj. | Cost |
|------------------|-----------|------|-------------|------|------|------|------|
| Total Cost New = |           |      |             |      |      |      | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 38,722  
Replacement Cost/Floor Area= 43.79 Est. TCV/Floor Area= 42.74

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: TENNIS COURT & SWIMMING POOL

| Unit in Place Items   | Rate   | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|--------|----------|------|-------|-----------|
| TENNIS COURT CC       | 2.30   | 6136     | 1.00 | 70    | 9,879     |
| PLUMBING FIX FL DRAIN | 311.10 | 1        | 1.00 | 70    | 218       |
| PLUMBING FIX SHOWER   | 612.00 | 1        | 1.00 | 70    | 428       |
| PLUMBING FIX DRK FNT  | 530.40 | 1        | 1.00 | 70    | 371       |
| COMMERCIAL SWIM POOL  | 61.94  | 2200     | 1.00 | 70    | 95,388    |
| PATIO                 | 5.36   | 374      | 1.00 | 75    | 1,503     |
| PAVING                | 2.81   | 295      | 1.00 | 75    | 622       |

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 173,454

Parcel Number: 45-006-114-016-50

Page: 3

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Costs are taken from the Restroom Buildings cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 180.21

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.51 100%

Adjusted Square Foot Cost for Upper Floors = 186.72

Total Floor Area: 869 Base Cost New of Upper Floors = 162,260

Reproduction/Replacement Cost = 162,260

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0

Total Depreciated Cost = 98,979

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 =&gt; TCV of Bldg: 5 = 158,366

Replacement Cost/Floor Area= 186.72 Est. TCV/Floor Area= 182.24

Total Estimated True Cash Value of Commercial/Industrial Buildings = 893,623

2026 Est. T.C.V. 006-114-016-50 = 4,380,210

Est. TCV/Total Floor Area = 1092.87

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,192,700               | 2,192,700 | 2,192,700 | 1,686,247    | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -2,600    | 0         | 0            | 45,528         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,190,100               | 2,190,100 | 2,190,100 | 1,731,775    | 1,731,775      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-55   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | S WOODRIDGE RD       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L243 P887 PRT GOVT LOT 4 COM AT SE COR SD SEC 14 TH N 88 DEG 56' 10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50' 16" W 876.16 FT TO SLY R/W HOMESTEAD RD TH CONTINUING ALG SLY R/W N 43 DEG 16' 04" W 118.52 FT ALG ARC OF CURVE TO R 169.31 FT R-687.45 FT I-14 DEG 06' 40" CHORD-N 36 DEG 12' 44" W 168.88 FT TH N29 DEG 09' 24" W 88.98 FT FOR POB TH N 82 DEG 30' 50" W 55.20 FT TH N 37 DEG 16' 48" W 33.80 FT TO SLY LN SUN DANCE CONDO TH N 65 DEG 56' 40" E 48.24 FT TH ALG ARC OF CURVE TO R 26.15 FT R-334.60 FT I-04 DEG 28' 40" CHORD-S 31 DEG 23' 44" E 26.14 FT TH S 29 DEG 09' 24" E 36 FT TO POB SEC 14 T29N R14W 0.05 A M/L.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage   | Depth | Front  | Depth  | Rate    | %Adj. | Reason | Value                         |
|--------------------------------------------------------------------------|------------|-------|--------|--------|---------|-------|--------|-------------------------------|
|                                                                          | 25.00      | 50.00 | 1.0000 | 0.0000 | 0       | 100*  |        | 0                             |
| HOMESTEAD                                                                | \$1.50/PSF |       | 6050   | SqFt   | 1.50000 | 100   |        | 9,075                         |
| * denotes lines that do not contribute to the total acreage calculation. |            |       |        |        |         |       |        |                               |
| 25 Actual Front Feet, 0.14 Total Acres                                   |            |       |        |        |         |       |        | Total Est. Land Value = 9,075 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 44

Base Rate for Upper Floors = 36.12

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.38 100%  
 Adjusted Square Foot Cost for Upper Floors = 42.50

Total Floor Area: 110 Base Cost New of Upper Floors = 4,675

Reproduction/Replacement Cost = 4,675

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 2,525

| Unit in Place Items       | Rate  | Quantity | Arch | %Good | Depr.Cost |
|---------------------------|-------|----------|------|-------|-----------|
| UIP 12 UTILITY PIPE DRAIN | 12.00 | 4490     | 1.00 | 55    | 29,634    |
| UIP 3 WATER WELL 8 TO 10" | 32.96 | 200      | 1.00 | 55    | 3,626     |

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 57,255  
 Replacement Cost/Floor Area= 592.25 Est. TCV/Floor Area= 520.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 57,255

2026 Est. T.C.V. 006-114-016-55 = 66,330

Est. TCV/Total Floor Area = 603.00

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 39,100        | 39,100     | 39,100 | 32,508       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -5,900     | 0      | 0            | 692            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 33,200        | 33,200     | 33,200 | 33,385       | 33,200         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-114-016-60   | 2026 Est. T.C.V.    | OBATA NORI              |
| Property Class: 401 |                     | 4040 S SUNSET SHORES DR |
| Map #: 15           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L251 P997 L270 P7 L192 P753 PRT GOVT LOT 1 SEC 14 BEG AT N 1/4 COR TH S 01 DEG 23' 25" W 100.01 ALG N-S 1/4 LN TH N 89 DEG 15' 05" W 357.77 FT TO A POINT NEAR SHR LAKE MICHIGAN TH N 17 DEG 26' 55" E 104.41 FT ALG SD SHR TO N SEC LN TH S 89 DEG 15' 05" E 328.89 FT TO POB SEC 14 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 343.60 | 0.9827 | 0.9198 | 21000 | 100    | 1,898,188                         |
| LK MI "A"                               | 21000    | 2.94   | 343.60 | 0.9827 | 0.9198 | 21000 | 50     | SURPLUS: ZONING 100 FT 27,932     |
| 103 Actual Front Feet, 0.81 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 1,926,120 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1981

(11) Heating System: Electric Baseboard

Ground Area = 1456 SF Floor Area = 2278 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,096 |          |            |
| 1 Story    | Siding   | Crawl Space | 360   |          |            |
| Total:     |          |             |       | 299,912  | 194,945    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 432 | 20,097 | 13,063 |
| Storage Over Garage | 108 | 1,458  | 948    |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 962 | 12,496 | 8,122 |
|--------------|-----|--------|-------|

##### Breezeways

|            |     |        |        |
|------------|-----|--------|--------|
| Frame Wall | 300 | 20,649 | 13,422 |
|------------|-----|--------|--------|

Totals: 378,572 246,075

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 664,403



Parcel Number: 45-006-114-016-60

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|                                     |                |           |              |                |           |  |
|-------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-114-016-60     |                |           |              | =              | 2,598,023 |  |
| Est. TCV/Total Floor Area = 1140.48 |                |           |              |                |           |  |
| 2025 Assessed                       | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,237,300                           | 1,237,300      | 1,237,300 | 718,375      | 2.70           |           |  |
| 2026 New                            | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                   | 61,700         | 0         | 0            | 19,396         | 0         |  |
| 2026 Assessed                       | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,299,000                           | 1,299,000      | 1,299,000 | 737,771      | 737,771        | 737,771   |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-65   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | S WOODRIDGE DR       |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L 244 P 226 . UPPER WATER TANK SITE DESCRIBED AS PRT OF NW 1/4 OF SE 1/4 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT FOR POB TH S 23 DEG 34' 28" W 42.00 FT TH N 66 DEG 25' 32" W 42.00 FT TH N 23 DEG 34' 28" E 42.00 FT TH S 66 DEG 25' 32" E 42.00 FT TO POB SEC 14 T29N R14W 0.04 A M/L.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage | Depth | Front     | Depth   | Rate | %Adj. | Reason | Value |
|--------------------------------------------------------------------------|----------|-------|-----------|---------|------|-------|--------|-------|
|                                                                          | 42.00    | 42.00 | 1.0000    | 0.0000  | 0    | 100*  |        | 0     |
| HOMESTEAD \$3.75/PSF                                                     |          |       | 1742 SqFt | 3.75000 | 100  |       |        | 6,534 |
| * denotes lines that do not contribute to the total acreage calculation. |          |       |           |         |      |       |        |       |
| 42 Actual Front Feet, 0.04 Total Acres Total Est. Land Value =           |          |       |           |         |      |       |        | 6,534 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: PUMP HOUSE

| Unit in Place Items               | Rate     | Quantity     | Arch | %Good | Depr.Cost |
|-----------------------------------|----------|--------------|------|-------|-----------|
| UIP 11 WELDED ST WATR TAN         | 39780.00 | 1            | 1.00 | 50    | 19,890    |
| ECF (2202-H COMMERCIAL HOMESTEAD) | 1.600 => | TCV of Bldg: | 1    | =     | 31,824    |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 31,824

2026 Est. T.C.V. 006-114-016-65 = 38,358

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 24,300        | 24,300     | 24,300 | 18,075       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -5,100     | 0      | 0            | 488            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 19,200        | 19,200     | 19,200 | 18,563       | 18,563         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-70   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | S WOODRIDGE DR       |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P226 LOWER WATER TANK SITE DESCRIBED AS PRT OF GOVT LOT 2 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT TH N 18 DEG 21' 38" W 743.53 FT FOR POB TH N 82 DEG 10' 17" W 104.88 FT TH N 01 DEG 49' 39" E 41.04 FT TH S 88 DEG 10' 21" E 104.31 FT TH S 01 DEG 49' 39" W 52.00 FT TO POB SEC 14 T29N R14W 0.11 A M/L.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth   | Front  | Depth  | Rate    | %Adj. | Reason | Value  |
|-------------|------------|---------|--------|--------|---------|-------|--------|--------|
|             | 3.00       | 1500.00 | 1.0000 | 0.0000 | 0       | 100*  |        | 0      |
| HOMESTEAD   | \$3.75/PSF |         | 4791   | SqFt   | 3.75000 | 100   |        | 17,966 |

\* denotes lines that do not contribute to the total acreage calculation.  
 3 Actual Front Feet, 0.11 Total Acres      Total Est. Land Value = 17,966

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 0  
 Description of Occupancy: PUMP HOUSE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<<      Calculator Cost Computations      >>>>>  
 Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 52

Base Rate for Upper Floors = 44.36

Adjusted Square Foot Cost for Upper Floors = 44.36

|                                                                                    |                                 |       |
|------------------------------------------------------------------------------------|---------------------------------|-------|
| Total Floor Area: 168                                                              | Base Cost New of Upper Floors = | 7,452 |
|                                                                                    | Reproduction/Replacement Cost = | 7,452 |
| Eff.Age:9      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0 | Total Depreciated Cost =        | 5,142 |

| Unit in Place Items       | Rate     | Quantity | Arch | %Good | Depr.Cost |
|---------------------------|----------|----------|------|-------|-----------|
| UIP 11 WELDED ST WATR TAN | 40170.00 | 1        | 1.00 | 70    | 28,119    |

|                                     |                             |        |
|-------------------------------------|-----------------------------|--------|
| ECF (2202-H COMMERCIAL HOMESTEAD)   | 1.600 => TCV of Bldg: 1 =   | 53,217 |
| Replacement Cost/Floor Area= 283.46 | Est. TCV/Floor Area= 316.77 |        |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 53,217

2026 Est. T.C.V. 006-114-016-70 = 71,183

Est. TCV/Total Floor Area = 423.71

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 40,800                  | 40,800 | 40,800 | 19,966       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -5,200 | 0      | 0            | 539            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 35,600                  | 35,600 | 35,600 | 20,505       | 20,505         | 0       |  |

45-006-114-016-75                      2026 Est. T.C.V.                      BAYBERRY GROUP INC  
 Property Class: 201                      5000 S WOODRIDGE RD  
 Map #: 21                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

PART OF L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W  
 945.85 FT ALG S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS &  
 N LN HOMESTEAD RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT  
 &CHORD BEARS N 57 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT  
 ALG CURVE TO L RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62DEG  
 29' 36" W 29.08 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64  
 DEG 45' 55" W 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD  
 IS 30.00 FT CHORD BEARS N 50 DEG 26' 20" E 53.23 FT TH N 12 DEG 05' 12" W 222.75  
 FT 7.80 FT ALG CURVE TO LEFT RAD-836.75 FT CHORD BEARS N 12 DEG 21' 13" W 7.80 FT  
 TH LEAVING W LN S 87 DEG 39' 26" W 90.01 FT TH S 62 DEG 33' 18" W 114 FT FT TH S  
 27 DEG 26' 42" E 82.33 FT TH S 3DEG 26' 10" W 91.30 FT TO N R/W HOMESTEAD RD TH  
 ALG N R/W 171.23 FT ALG CVE TO RIGHT RAD-502.44 FT CHORD BEARS S 76 DEG 48' 02"  
 E 170.41 FT TO POB SEC 14 T29N R14W 0.99 A M/L. PREVIOUS LEGAL - 2008 -  
 CONTAINED ROBERT KURAS HOUSE SPLIT TO 006-114-016-76.

2008 - SPLIT OFF ROBERT KURAS HOUSE- UDPATE LEGAL

PART OF

L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W 945.85 FT ALG  
 S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS & N LN HOMESTEAD  
 RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT &CHORD BEARS N 57  
 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT ALG CURVE TO L  
 RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62DEG 29' 36" W 29.08  
 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64 DEG 45' 55" W  
 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD IS 30.00 FT  
 CHORD BEARS N 50 DEG 26' 20" E 53.23 FT TH N 12 DEG 05' 12" W 222.75 FT 7.80 FT  
 ALG CURVE TO LEFT RAD-836.75 FT CHORD BEARS N 12 DEG 21' 13" W 7.80 FT TH LEAVING  
 W LN S 87 DEG 39' 26" W 90.01 FT TH S 62 DEG 33' 18" W 114 FT FT TH S 27 DEG 26'  
 42" E 82.33 FT TH S 3DEG 26' 10" W 91.30 FT TO N R/W HOMESTEAD RD TH ALG N R/W  
 171.23 FT ALG CVE TO RIGHT RAD-502.44 FT CHORD BEARS S 76 DEG 48' 02" E 170.41  
 FT TO POB SEC 14 T29N R14W 0.99 A M/L

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth  | Front  | Depth  | Rate    | %Adj. | Reason | Value   |
|-------------|------------|--------|--------|--------|---------|-------|--------|---------|
|             | 209.52     | 205.82 | 1.0000 | 0.0000 | 0       | 100*  |        | 0       |
| HOMESTEAD   | \$7.75/PSF |        | 43124  | SqFt   | 7.75000 | 100   |        | 334,214 |

\* denotes lines that do not contribute to the total acreage calculation.  
 210 Actual Front Feet, 0.99 Total Acres      Total Est. Land Value = 334,214

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01  | 2232 | 50     | 4,475      |
| D/W/P: 4in Concrete                                 | 9.05  | 1218 | 50     | 5,511      |
| Wood Frame                                          | 42.58 | 106  | 50     | 2,256      |
| Wood Frame                                          | 58.46 | 30   | 80     | 1,403      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 13,645     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1997  
 Description of Occupancy: RECEPTION CENTER

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 315

Base Rate for Upper Floors = 129.13

Office Basement Basement, Base Rate for Basement = 105.75

(Basement Fireproofing Rate = 0.00)

Mezzanine 1 Office      Base Rate = 89.61

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 26.36      100%

Bsmnt Heating system: Hot Water, Radiant Floor      Cost/SqFt: 32.25

Adjusted Square Foot Cost for Upper Floors = 155.49

Adjusted Square Foot Cost for Basement = 138.00

Parcel Number: 45-006-114-016-75

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|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 4,190 | Base Cost New of Upper Floors = | 651,503 |
| Basement Area: 3,969    | Base Cost New of Basement =     | 547,722 |
| Mezzanine 1 Area: 225   | Base Cost New of Mezzanine =    | 20,162  |

|            |                                                                     |           |
|------------|---------------------------------------------------------------------|-----------|
|            | Reproduction/Replacement Cost =                                     | 1,219,387 |
| Eff.Age:18 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 |           |
|            | Total Depreciated Cost =                                            | 804,796   |

|                                |        |          |      |       |           |
|--------------------------------|--------|----------|------|-------|-----------|
| Unit in Place Items            | Rate   | Quantity | Arch | %Good | Depr.Cost |
| /CI16/YARI/COMSP/POUCP/100020H | 132.87 | 1104     | 1.00 | 50    | 73,344    |

|                                     |                           |           |
|-------------------------------------|---------------------------|-----------|
| ECF (2202-H COMMERCIAL HOMESTEAD)   | 1.600 => TCV of Bldg: 1 = | 1,405,023 |
| Replacement Cost/Floor Area= 326.03 | Est. TCV/Floor Area=      | 335.33    |

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 0  
Description of Occupancy: SERVICE BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<<      Calculator Cost Computations      >>>>>

Class: D      Quality: Average  
Stories: 1      Story Height: 8      Perimeter: 0

Base Rate for Upper Floors = 46.94

Adjusted Square Foot Cost for Upper Floors = 46.94

|                       |                                 |       |
|-----------------------|---------------------------------|-------|
| Total Floor Area: 169 | Base Cost New of Upper Floors = | 7,933 |
|-----------------------|---------------------------------|-------|

|            |                                                                     |       |
|------------|---------------------------------------------------------------------|-------|
|            | Reproduction/Replacement Cost =                                     | 7,933 |
| Eff.Age:17 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0 |       |
|            | Total Depreciated Cost =                                            | 3,967 |

|                     |      |          |      |       |           |
|---------------------|------|----------|------|-------|-----------|
| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
| UIP 16 PDD          | 8.91 | 124      | 1.00 | 50    | 552       |

|                                    |                           |       |
|------------------------------------|---------------------------|-------|
| ECF (2202-H COMMERCIAL HOMESTEAD)  | 1.600 => TCV of Bldg: 2 = | 7,230 |
| Replacement Cost/Floor Area= 53.48 | Est. TCV/Floor Area=      | 42.78 |

Cost Estimates for Commercial/Industrial Building/Section: 3      Built 2005  
Description of Occupancy: 2005 8.5\*12.5 ATTACHED STORAGE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<<      Calculator Cost Computations      >>>>>

Class: D      Quality: Low Cost  
Stories: 1      Story Height: 8      Perimeter: 29

Base Rate for Upper Floors = 29.63

Adjusted Square Foot Cost for Upper Floors = 29.63

|                       |                                 |       |
|-----------------------|---------------------------------|-------|
| Total Floor Area: 106 | Base Cost New of Upper Floors = | 3,141 |
|-----------------------|---------------------------------|-------|

|            |                                                                     |       |
|------------|---------------------------------------------------------------------|-------|
|            | Reproduction/Replacement Cost =                                     | 3,141 |
| Eff.Age:12 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 |       |
|            | Total Depreciated Cost =                                            | 1,916 |

|                                    |                           |       |
|------------------------------------|---------------------------|-------|
| ECF (2202-H COMMERCIAL HOMESTEAD)  | 1.600 => TCV of Bldg: 3 = | 3,066 |
| Replacement Cost/Floor Area= 29.63 | Est. TCV/Floor Area=      | 28.92 |

Cost Estimates for Commercial/Industrial Building/Section: 4      Built 1997  
Description of Occupancy: GATE HOUSE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<<      Calculator Cost Computations      >>>>>

Class: D      Quality: Low Cost  
Stories: 1      Story Height: 8      Perimeter: 22

Parcel Number: 45-006-114-016-75

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Base Rate for Upper Floors = 53.70

(10) Heating system: Electric Wall Heaters Cost/SqFt: 7.33 100%  
 Adjusted Square Foot Cost for Upper Floors = 61.03

Total Floor Area: 30 Base Cost New of Upper Floors = 1,831

Reproduction/Replacement Cost = 1,831  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 806

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 1,289  
 Replacement Cost/Floor Area= 61.03 Est. TCV/Floor Area= 42.97

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,416,608

2026 Est. T.C.V. 006-114-016-75 = 1,764,467

Est. TCV/Total Floor Area = 392.54

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 807,000       | 807,000    | 807,000 | 500,588      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 75,200     | 0       | 0            | 13,515         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 882,200       | 882,200    | 882,200 | 514,103      | 514,103        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-76   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 401 |                     | 1 VANTAGE PT A       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2010 TAX DESCRIPTION UPDATE-KURAS RESIDENCE PARCEL PART OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTH 1/4 CORNER OF SAID SECTION 14; THENCE ALONG NORTH LINE OF SAID SECTION S88°51'41"E 110.00 FT TO NORTHWEST CORNER OF "VANTAGE POINTE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 28; THENCE ALONG WESTERLY BOUNDARY OF SAID "VANTAGE POINTE" S23°41'51"E 153.68 FT AND S15°04'07"E 104.59 FT TO THE POB; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY ON FOLLOWING TEN (10) COURSES: S15°04'07"E 110.82 FT; S03°56'14"W 247.58 FT; S18°38'58"E 253.30 FT; N49°58'33"E 34.01 FT; S42°30'11"E 88.60 FT; S88°57'35"E 212.14 FT; S10°16'40"W 21.12 FT; 102.48 FT ALONG ARC OF A 91.24 FT RADIUS CURVE TO RIGHT, CHORD OF WHICH BEARS S42°27'12"W 97.18 FT; S74°37'44"W 86.23 FT; AND 130.41 FT ALONG ARC OF A 80.69 FT RADIUS CURVE TO LEFT, CHORD OF WHICH BEARS S28°19'45"W 116.67 FT TO NORTHERLY BOUNDARY OF "HAWK'S NEST", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 26; THENCE ALONG SAID BOUNDARY LINE WEST 7.53 FT; THENCE N29°19'52"W 171.66 FT; THENCE N73°28'39"W 31.83 FT; THENCE S61°09'00"W 67.49 FT TO EASTERLY BOUNDARY OF SAID "HAWK'S NEST"; THENCE ALONG SAID EASTERLY BOUNDARY ON FOLLOWING FOUR (4) COURSES: N28°12'40"W 35.75 FT; NORTH 168.14 FT; EAST 15.19 FT; AND NORTH 533.54 FT TO POB, CONTAINING 1.63 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES. PART OF - SPLIT FOR 2008 - ROBERT KURAS PROPERTY - HOUSE UPDATED LEGAL SURVEY PENDING INFO BEING COMPLETED BY GOZLING CZUBAK L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W 945.85 FT ALG S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS & N LN HOMESTEAD RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT & CHORD BEARS N 57 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT ALG CURVE TO L RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62 DEG 29' 36" W 29.08 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64 DEG 45' 55" W 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD IS 30.00 FT CHORD BEARS N 50 DEG 26' 20" E 53.23 FT TH N 12 DEG 05' 12" W 222.75 FT 7.80 FT ALG CURVE TO LEFT RAD-836.75 FT CHORD BEARS N 12 DEG 21' 13" W 7.80 FT TH LEAVING W LN S 87 DEG 39' 26" W 90.01 FT TH S 62 DEG 33' 18" W 114 FT FT TH S 27 DEG 26' 42" E 82.33 FT TH S 3 DEG 26' 10" W 91.30 FT TO N R/W HOMESTEAD RD TH ALG N R/W 171.23 FT ALG CVE TO RIGHT RAD-502.44 FT CHORD BEARS S 76 DEG 48' 02" E 170.41 FT TO POB SEC 14 T29N R14W 0.99 A M/L.

2008 - SPLIT OFF ROBERT KURAS HOUSE- UDPATE LEGAL PART OF

L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W 945.85 FT ALG S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS & N LN HOMESTEAD RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT & CHORD BEARS N 57 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT ALG CURVE TO L RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62 DEG 29' 36" W 29.08 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64 DEG 45' 55" W 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD IS 30.00 FT CHORD BEARS N 50 DEG 26' 20" E 53.23 FT TH N 12 DEG 05' 12" W 222.75 FT 7.80 FT ALG CURVE TO LEFT RAD-836.75 FT CHORD BEARS N 12 DEG 21' 13" W 7.80 FT TH LEAVING W LN S 87 DEG 39' 26" W 90.01 FT TH S 62 DEG 33' 18" W 114 FT FT TH S 27 DEG 26' 42" E 82.33 FT TH S 3 DEG 26' 10" W 91.30 FT TO N R/W HOMESTEAD RD TH ALG N R/W 171.23 FT ALG CVE TO RIGHT RAD-502.44 FT CHORD BEARS S 76 DEG 48' 02" E 170.41 FT TO POB SEC 14 T29N R14W 0.99 A M/L

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description           | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
|                       |          |       | 1.630 Acres |        | 0       | 100   |                         | 0       |
| H833 VANTA HOME SITE  |          |       | 1 Units     | 520000 | 0.00000 | 100   | 1.63AC SITE             | 520,000 |
| H833 VANTA BACK SITES |          |       | 1 Units     | 50000  | 0.00000 | 100   | EXCESS                  | 50,000  |
|                       |          | 1.63  | Total Acres |        |         |       | Total Est. Land Value = | 570,000 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value |
|------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements |          |      |        |            |
| Description                              | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                     | 7,500.00 | 1    | 100    | 7,500      |

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Total Estimated Land Improvements True Cash Value = 7,500

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Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 3189 SF Floor Area = 4784 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 3,189  |          |            |
|           |          |            | Total: | 827,888  | 538,128    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 4,609 | 2,996 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,117  |
| 3 Fixture Bath     | 3 | 30,826 | 20,037 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 147 | 6,143  | 3,993  |
| WCP (1 Story) | 323 | 17,125 | 11,131 |
| WPP           | 242 | 7,575  | 4,924  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 802 | 55,731 | 36,225 |
| Door Opener | 2   | 1,504  | 978    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,430 |
| Public Sewer | 1 | 2,200 | 1,430 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,452 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 5,129 |
| Interior 2 Story | 1 | 9,604 | 6,243 |

Totals: 983,403 639,213

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 1,214,505

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2026 Est. T.C.V. 006-114-016-76 = 1,792,005

Est. TCV/Total Floor Area = 374.58

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 862,100                 | 862,100 | 862,100   | 189,190        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 33,900  | 0         | 5,108          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 896,000                 | 896,000 | 896,000   | 194,298        | 194,298     | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-77   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | 5000 S WOODRIDGE RD  |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2009 UPDATED DESCRIPTION - POOL PARCEL PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTH 1/4 CORNER OF SAID SECTION 14; THENCE ALONG NORTH LINE OF SAID SECTION S88°51'41"E 110.00 FT NORTHWEST CORNER OF "VANTAGE POINTE", LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 28; THENCE ALONG WESTERLY BOUNDARY OF SAID "VANTAGE POINTE" S23°41'51"E 153.68 FT TO NORTHWEST CORNER OF PARCEL "B", "BEALS HOUSE", LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 80; THENCE ALONG NORTHEASTERLY AND EASTERLY BOUNDARY OF SAID "PARCEL "B" S15°04'07"E 104.59 FT; SOUTH 533.54 FT; AND WEST 15.19 FT; THENCE ALONG THE EASTERLY BOUNDARY OF "HAWK'S NEST", LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 26 SOUTH 168.14 FT AND S28°12'40"E 35.75 FT TO POB; THENCE CONTINUING, IN PART, ALONG EASTERLY AND NORTHERLY BOUNDARY OF SAID "HAWK'S NEST" S28°12'40"E 220.42 FT; N61°47'20"E 93.98 FEET; AND N29°19'52"W 198.81 FT; THENCE N73°28'39"W 31.83 FT; THENCE S61°09'00"W 67.49 FT TO POB, CONTAINING 0.46 ACRES OF LAND, MOL. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth            | Front      | Depth | Rate       | %Adj. | Reason       | Value  |
|-------------|------------|------------------|------------|-------|------------|-------|--------------|--------|
| HOMESTEAD   | \$3.75/PSF |                  | 20038 SqFt | 3.75  | 000        | 100   |              | 75,141 |
|             |            | 0.46 Total Acres |            |       | Total Est. |       | Land Value = | 75,141 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: HAWKS NEST CLUB HOUSE & POOL

Costs are taken from the Clubhouses cost schedules.

|            |                              |                |
|------------|------------------------------|----------------|
| <<<<<      | Calculator Cost Computations | >>>>>          |
| Class: C   | Quality: Average             |                |
| Stories: 2 | Story Height: 14             | Perimeter: 112 |

Base Rate for Upper Floors = 179.65

|                                                |                  |            |
|------------------------------------------------|------------------|------------|
| (10) Heating system: Package Heating & Cooling | Cost/SqFt: 29.79 | 100%       |
| (10) Heating system: Package Heating & Cooling | Cost/SqFt: 29.79 | 100%       |
| Combined Heating System adjustment:            |                  | 59.58 100% |

Adjusted Square Foot Cost for Upper Floors = 239.23

Total Floor Area: 1,536 Base Cost New of Upper Floors = 367,457

|            |                                                                     |         |
|------------|---------------------------------------------------------------------|---------|
|            | Reproduction/Replacement Cost =                                     | 367,457 |
| Eff.Age:13 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 |         |
|            | Total Depreciated Cost =                                            | 271,918 |

| Unit in Place Items            | Rate   | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/COMSP/POUCP/100020H | 131.58 | 200      | 1.00 | 75    | 19,737    |

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (2202-H COMMERCIAL HOMESTEAD)   | 1.600 => TCV of Bldg: 1 =   | 466,648 |
| Replacement Cost/Floor Area= 256.36 | Est. TCV/Floor Area= 303.81 |         |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 466,648

2026 Est. T.C.V. 006-114-016-77 = 541,789

Est. TCV/Total Floor Area = 352.73

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 253,000       | 253,000        | 253,000 | 74,238       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 17,900         | 0       | 0            | 2,004          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 270,900       | 270,900        | 270,900 | 76,242       | 76,242         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-016-90   | 2026 Est. T.C.V.    | SAML LLC             |
| Property Class: 202 |                     | S WOODRIDGE RD       |
| Map #: 15, 19       | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## L1114P288 PARCEL 1 GOLF COURSE EXHIBIT A

A PARCEL OF LAND IN SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG SOUTH LINE OF SAID SECTION NORTH 88°58'52" WEST 1320.00 FEET; THENCE NORTH 01°29'09" EAST 2601.61 FEET TO SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE NORTH 01°01'08" EAST, 424.39 FEET ALONG EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE NORTH 89°05'58" WEST, 138.61 FEET ALONG SOUTH LINE OF A "WASTEWATER RECLAMATION AND REUSE PARCEL", AS RECORDED IN LLBER 190, PAGES 798 THRU 808; THENCE NORTH 01°01'08" EAST, 455.35 FEET TO POB; THENCE CONTINIDNG NORTH 01°01'08" EAST, 135.44 FEET TO SOUTHEAST CORNER OF REPLAT NO.1 OF "HAWK'S NEST", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 26 AS RECORDED IN LLBER 258, PAGES 1 THROUGH 27; THENCE ALONG SOUTH LINE OF SAID CONDOMINIUM ON FOLLOWING FIVE (5) COURSES: NORTH 88°58'52" WEST, 80.00 FEET, NORTH 01 °01 '08" EAST, 286.44 FEET, NORTH 89°02'47" WEST, 293.48 FEET, SOUTH 01°01 '08" WEST, 286.11 FEET AND NORTH 88°58'52" WEST, 97.90 FEET TO EAST LINE OF PARCEL "B" OF "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51 AS RECORDED IN LLBER 392, PAGES 625 THROUGH 666; THENCE ALONG SAID EAST LINE SOUTH 01°07'16" WEST, (RECORDED AS SOUTH 01°01'08" WEST) 106.35 FEET; THENCE SOUTH 85°27'01" EAST, 116.55 FEET; THENCE NORTH 04°32'59" EAST, 81.92 FEET; THENCE SOUTH 85°27'01" EAST, 15.08 FEET; THENCE NORTH 04°32'59" EAST, 20.95 FEET; THENCE SOUTH 85°27'01" EAST, 20.00 FEET; THENCE SOUTH 61°00'38" EAST, 50.64 FEET; THENCE SOUTH 04°32'59" WEST, 81.92 FEET; THENCE SOUTH 85°27'01" EAST, 274.46 FEET TO POB.

UPDATED LEGAL SURVEY PENDING INFO BEING COMPLETED BY GOZLING CZUBAK L930  
P513&515&517/07 2007 SPLIT FROM 006-114-016-01 & 006-114-016-20 PARCEL 1 - (GOLF COURSE) PRT OF SW 1/4 OF NE 1/4 SEC 14 COM AS SE COR SD SEC TH ALG S SEC LN N 88 DEG 58'52" W 1320.00 FT TH N 01 DEG 29'09" E 2601.61 FT TO SE COR OF SW 1/4 OF NE 1/4 TH N 01 DEG 01'08" E 424.39 FT ALG E LN SD SW 1/4 OF NE 1/4 TH N 89 DEG 05'58" W 138.61 FT ALG S LN OF "WASTEWATER RECLAMATION & REUSE PARCEL" (REC L190 P798-808) TH N 01 DEG 01'08" E 455.35 FT TO POB TH CONT N 01 DEG 01'08" E 135.44 FT TO SE COR REPLAT NO.1 OF HAWK'S NEST CONDO TH ALG S LN SD CONDO ON 5 COURSES: N 88 DEG 58'52" W 80.00 FT & N 01 DEG 01'08" E 286.44 FT & N 89 DEG 02'47" W 293.48 FT & S 01 DEG 01'08" W 286.11 FT & N 88 DEG 58'52" W 97.90 FT TO E LN PARCEL B OF CHIMNEY RIDGE CONDO TH ALG SD E LN S 01 DEG 07'16" W 106.35 FT TH S 85 DEG 27'01" E 116.55 FT TH N 04 DEG 32'59" E 81.92 FT TH S 85 DEG 27'01" E 15.08 FT TH N 04 DEG 32'59" E 20.95 FT TH S 85 DEG 27'01" E 20.00 FT TH S 61 DEG 00'38" E 50.64 FT TH S 04 DEG 32'59" W 81.92 FT TH S 85 DEG 27'01" E 274.46 FT TO POB. SEC 14 T29N R14W. 3.07 A M/L.

2007 FOR 2008 YR SPLIT FROM 114-016-01 &amp; 16-20

## Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth | Front            | Depth   | Rate | %Adj. | Reason                  | Value   |
|-------------|------------|-------|------------------|---------|------|-------|-------------------------|---------|
| HOMESTEAD   | \$1.50/PSF |       | 133729 SqFt      | 1.50000 | 85   |       | POND RD & PO COURSE     | 170,505 |
|             |            |       | 3.07 Total Acres |         |      |       | Total Est. Land Value = | 170,505 |

## Land Improvement Cost Estimates

| Description                       | Rate | Size  | % Good | Cash Value |
|-----------------------------------|------|-------|--------|------------|
| Ad-Hoc Unit-In-Place Items        |      |       |        |            |
| Description                       | Rate | Size  | % Good | Cash Value |
| /CI16/YARI/COMP/OVESF8000A        | 2.50 | 14000 | 100    | 35,000     |
| Total Estimated Land Improvements |      |       |        | 35,000     |

2026 Est. T.C.V. 006-114-016-90 = 205,505

Est. TCV/Total Floor Area = 133.79, Most recent sale 02/12/2007 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 100,900                 | 100,900 | 100,900   | 69,485         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 1,900   | 0         | 1,876          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 102,800                 | 102,800 | 102,800   | 71,361         | 71,361      | 0       |

45-006-114-016-95  
Property Class: 201  
Map #: 15, 19

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SAML LLC  
S WOODRIDGE RD  
GLEN ARBOR, MI 49636

2021006575 PART OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP  
LEELANAU COUNTY, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH% CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SECTION S88°51'41 "E 1312.10 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE ALONG SAID EAST 1/8 LINE S01°01 '08"W 2529.76 FEET TO THE NORTHEAST CORNER OF LOT 8 OF THE PLAT OF "SKIPPERS WOOD" AS RECORDED IN LIBER 7 OF PLATS, PAGES 49 THROUGH 51; THENCE ALONG THE NORTH LINE OF SAID PLAT ON THE FOLLOWING TWO (2) COURSES: S61 °32'52"W 330.07 FEET AND S82°37'48"W 93.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH AND WEST LINES OF SAID PLAT ON THE FOLLOWING THREE (3) COURSES: S82°37'48"W 44.09 FEET, SI9°00'01 "E 159.11 FEET AND S05°12'21"W 25.00 FEET; THENCE CONTINUING S05°12'21 "W 115.12 FEET; THENCE CONTINUING ALONG SAID WEST LINE S05" 12'21 "W 211.89 FEET; THENCE N46°24'52"W 71.87 FEET; THENCE S55°12'35"W 11.51 FEET; THENCE S43°15'38"W 33.19 FEET; THENCE, IN PART, ALONG THE NORTH AND WEST LINES OF REPLAT NO. 2 OF "NORTH VILLAGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 34, N84°33'34"W 72.78 FEET AND S14°30'00"W 54.40 FEET; THENCE S50°46'00"W 79.00 FEET; THENCE S26°01 '53"W 24.04 FEET; THENCE S69°30'00"W 35.24 FEET TO THE EAST LINE OF THE PLAT OF "SKIPPERS WOOD NO. 2" AS RECORDED IN LIBER 8 OF PLATS, PAGES 8 THROUGH 10; THENCE ALONG THE EAST LINE OF SAID PLAT N02°43'30"W 270.04 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE ALONG THE NORTH PLAT LINE AND, IN PART, ALONG THE NORTH LINE OF REPLAT NO. 1 OF "PINNACLE PLACE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 33, AS RECORDED IN LIBER 463, PAGES 483 THROUGH 493, ON THE FOLLOWING THREE (3) COURSES: N49°43'30"W 225.01 FEET, N73°08'30"W 135.00 FEET AND N88°55'50"W 135.85 FEET; THENCE CONTINUING ALONG THE NORTH AND EAST LINES OF SAID "PINNACLE PLACE" ON THE FOLLOWING FIVE (5) COURSES: N71°43'11 "W 168.10 FEET, N13°40'14"W 100.15 FEET, N45°44'22"W 38.41 FEET, N75°46'58"W 46.31 FEET AND N05°16'45"W 37.94 FEET; THENCE CONTINUING IN PART ALONG THE EAST LINE OF SAID "PINNACLE PLACE" N13°42'54"W 70.72 FEET {RECORDED AS N13°41'22"W 70.93 FEET) TO THE SOUTHEAST CORNER OF PARCEL A-2 OF "SOUTH VILLAGE" LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 19, AS RECORDED IN LIBER 227, PAGES 192 THROUGH 304; THENCE ALONG THE EAST LINE OF SAID PARCEL A-2 ON THE FOLLOWING NINE (9) COURSES: N13°37'16"W 29.49 FEET (RECORDED AS N13°41'22"W 29.54 FEET); THENCE N18°17'00"W 126.18 FEET, N67°08'46"W 160.41 FEET, N03°20'23"E 243.16 FEET, N07°05'22"W 99.82 FEET, N15°24'12"W 120.33 FEET, N47°58'36"W 42.75 FEET, N52°21 '36"W 60.67 FEET AND N34°43'09"W 3.00 FEET TO THE NORTHEAST CORNER OF "EAST SHORE CONDOMINIUM", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 47, RECORDED IN LIBER 363, PAGES 201 THROUGH 239; THENCE ALONG THE SOUTH LINE OF PARCEL 2 OF AFORESAID REPLAT NO. 1 OF "NORTH VILLAGE", N55°16'51 "E 153.32 FEET AND S83°20'30"E 48.03 FEET; THENCE S72°30'00"E 3.00 FEET TO THE SOUTHWEST CORNER OF REPLAT NO. 1 OF "HAWK'S NEST", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 26 AS RECORDED IN LIBER 258, PAGES 1 THROUGH 27; THENCE ALONG SAID SOUTH LINE OF SAID CONDOMINIUM ON THE FOLLOWING TEN (10) COURSES: S70°00'00"E 119.58 FEET, N56°44'32"E 48.10 FEET, N52°42'00"E 56.00 FEET, N72°27'29"E 78.25 FEET, N63°19'34"E 109.78 FEET, N55°03'22"E 112.73 FEET, N48°35'09"E 85.28 FEET, N61 °47'31 "E 35.79 FEET, S82°48'47"E 95.55 FEET AND N22°22'34"E 32.48 FEET TO THE NORTHWEST CORNER OF PARCEL "B" OF "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51 AS RECORDED IN LIBER 392, PAGES 625 THROUGH 666; THENCE ALONG THE WEST LINE OF SAID PARCEL "B" ON THE FOLLOWING FIVE (5) COURSES: S20°04'45"E (RECORDED AS S20°01 '23"E) 56.46 FEET, S58°38'49"E (RECORDED AS S58°35'26"E) 66.63 FEET, S24°44'20"E (RECORDED AS S24°40'58"E) 106.67 FEET, S04°41 '05"W (RECORDED AS S04°44'00"W) 351.47 FEET AND S18°43'44"W (RECORDED AS S18°47'00"W) 109.01 FEET; THENCE IN PART ALONG THE WEST LINE OF SAID PARCEL "B" S40°08'41 "E (RECORDED AS S40°05'00"E) 203.61 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF SAID "CHIMNEY RIDGE"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" S49°40'09"E (RECORDED AS S49°36'46"E) 316.22 FEET, S43°01'07"E (RECORDED AS S42°57'44"E) 82.94 FEET AND S01°08'02"E 141.23 FEET (RECORDED AS S01°02'24"E 140.99 FEET) TO THE POINT OF BEGINNING, LESS THE FOLLOWING THREE (3) EXCEPTIONS, EXCEPT THE FOLLOWING DESCRIBED PARCEL (UPPER WATER TANK SITE): A PARCEL OF LAND IN THE PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01 °39'35" EAST, 1201.75 FEET; THENCE NORTH 89°01'29" WEST, 1323.42 FEET TO THE EAST EIGHTH LINE OF SAID SECTION; THENCE ALONG SAID EIGHTH LINE NORTH 01 °29'09" EAST, 1401.87 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION; THENCE SOUTH 88°26'53" WEST, 1160.38

FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°34'28" WEST, 42.00 FEET; THENCE NORTH 66°25'32" WEST, 42.00 FEET; THENCE NORTH 23°34'28" EAST, 42.00 FEET; THENCE SOUTH 66°25'32" EAST, 42.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL (LOWER WATER TANJC SITE):

A PARCEL OF LAND IN THE PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°39'35" EAST 1201.75 FEET; THENCE NORTH 89°01'29" WEST, 1323.42 FEET TO THE EAST EIGHTH LINE OF SAID SECTION; THENCE ALONG SAID EIGHTH LINE NORTH 01°29'09" EAST, 1401.87 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION; THENCE SOUTH 88°26'53" WEST, 1160.38 FEET; THENCE NORTH 18°21'38" WEST, 743.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82°10'17" WEST, 104.88 FEET; THENCE NORTH 01°49'39" EAST, 41.04 FEET; THENCE SOUTH 88°10'21" EAST, 104.31 FEET; THENCE SOUTH 01°49'39" WEST, 52.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL (TRANSFER PARCEL #2 - LIBER 1331, PAGE 375)

PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44°29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET, ALONG THE EASTERLY LINE OF LOT 32, OF SAID RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE SOUTH 49°36'06" EAST, 73.41 FEET; THENCE SOUTH 48°31'33" WEST 68.70 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 31; THENCE NORTH 02°43'30" WEST, 28.18 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, 15.00 FEET IN WIDTH, IN PART OF LOT 31 IN THE PLAT OF "SKIPPERS WOOD NO. 2", RECORDED IN LIBER 8 OF PLATS, PAGES 8 THROUGH 10, LEELANAU COUNTY RECORDS AND IN PART OF THE UNPLATTED LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 31; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TIMBER CREST NORTH 41°11'30" WEST, 9.97 FEET TO THE POINT OF BEGINNING; THENCE 7.50 FEET EACH SIDE OF AND COINCIDENT WITH THE FOLLOWING CENTERLINE: NORTH 27°00'00" EAST, 82.16 FEET AND NORTH 49°00'00" EAST, 150.00 FEET TO THE WEST LINE OF PARCEL 1, REPLAT NO. 2, "NORTH VILLAGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 34 AND THE POINT OF ENDING.

THE SIDELINES OF THE ABOVE EASEMENT SHORTEN OR LENGTHEN TO INTERSECT AT ALL ANGLE POINTS, TO ORIGINATE AT SAID SOUTHWESTERLY LINE OF SAID LOT 31 AND TO TERMINATE AT THE WEST LINE OF SAID PARCEL 1 BEARING NORTH 14°30'00" EAST AND SOUTH 14°30'00" WEST, FROM THE POINT OF ENDING.

...FORMERLY 11/2017 SPLIT PART TO 114-016-96 REVISED REMAINDER OF SKI AREA PARCEL PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 02°43'30" WEST, 176.86 FEET, ALONG THE NORTHEASTERLY LINE OF SAID LOT 31; THENCE NORTH 48°31'33" EAST, 68.70 FEET; THENCE NORTH 49°36'06" WEST, 298.40 FEET, ALONG THE NORTHERLY LINE OF THE SAID PLAT, THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES; THENCE NORTH 73°10'20" WEST, 135.35 FEET; THENCE NORTH 88°55'50" WEST, 135.85 FEET; THENCE NORTH 71°43'11" WEST, 168.10 FEET; THENCE NORTH 13°40'14" WEST, 100.15 FEET; THENCE NORTH 45°44'22" WEST, 38.41 FEET; THENCE NORTH 75°46'58" WEST, 46.31 FEET; THENCE NORTH 05°16'45" WEST, 37.94 FEET; THENCE NORTH 13°42'54" WEST, 70.72 FEET; THENCE NORTH 13°37'16" WEST, 29.49 FEET; THENCE NORTH 18°17'00" WEST, 126.18 FEET; THENCE NORTH 6R08'46" WEST, 160.41 FEET; THENCE NORTH 03°20'23" EAST, 243.16 FEET; THENCE NORTH 07°05'22" WEST, 99.82 FEET; THENCE NORTH 15°24'12" WEST, 120.33 FEET; THENCE NORTH 4R58'36" WEST, 42.75 FEET; THENCE NORTH 52°21'36" WEST, 60.67 FEET; THENCE NORTH 34°43'09" WEST 3.00 FEET; THENCE NORTH 55°16'51" EAST, 153.32 FEET; THENCE SOUTH 83°20'30" EAST, 48.03 FEET; THENCE SOUTH 72°30'00" EAST, 3.00 FEET; THENCE SOUTH 70°00'00" EAST, 119.58 FEET; THENCE NORTH 56°44'32" EAST, 48.10 FEET; THENCE NORTH 52°42'00" EAST, 56.00 FEET; THENCE NORTH 72°27'29" EAST, 78.25 FEET; THENCE NORTH 63°19'34" EAST, 109.78 FEET; THENCE NORTH 55°03'22" EAST, 112.73 FEET; THENCE NORTH 48°35'09" EAST, 85.28 FEET; THENCE NORTH 61°47'31" EAST, 35.79

FEET; THENCE SOUTH 82°48'47" EAST, 95.55 FEET; THENCE NORTH 22°22'34" EAST, 32.48 FEET; THENCE SOUTH 20°04'45" EAST, 56.46 FEET; THENCE SOUTH 58°38'49" EAST 66.63 FEET; THENCE SOUTH 24°44'20" EAST, 106.67 FEET; THENCE SOUTH 04°41'05" WEST, 351.47 FEET; THENCE SOUTH 18° 43'44" WEST, 1 09.01 FEET; THENCE SOUTH 40°08'41" EAST, 203.61 FEET; THENCE SOUTH 49°40'09" EAST, 316.22 FEET; THENCE SOUTH 43°01 '07" EAST, 82.94 FEET; THENCE SOUTH 01 °08'02" EAST, 141.23 FEET; THENCE SOUTH 82°37'48" WEST, 44.09 FEET; THENCE SOUTH 19°00'01" EAST, 159.11 FEET; THENCE SOUTH 05°12'21" WEST, 25.00 FEET; THENCE NORTH 83°42'30" WEST, 10.00 FEET; THENCE SOUTH 05° 12'21" WEST, 115.12 FEET; THENCE SOUTH 83°31'1 0" EAST, 10.00 FEET; THENCE SOUTH 05°12'21" WEST, 211.89 FEET; THENCE NORTH 46°24'52" WEST, 71.87 FEET; THENCE SOUTH 55° 12'35" WEST, 11.51 FEET; THENCE SOUTH 43° 15'38" WEST, 33.19 FEET; THENCE NORTH 84°33'34" WEST, 72.78 FEET; THENCE SOUTH 14°30'00" WEST, 54.40 FEET; THENCE SOUTH 50°46'00" WEST, 79.00 FEET; THENCE SOUTH 26°01'53" WEST, 24.04 FEET; THENCE SOUTH 69°30'00" WEST, 35.24 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.72 ACRES MORE OR LESS.

NOTE: DESCRIPTION AS FURNISHED FROM GCES JN. 2009025.05 DATED: 09/03/2009 DID NOT CLOSE BY 0.36', BUT

MEETS STANDARDS OF ACT 132. WE PLACED ERROR IN DISTANCE ADJACENT TO LOTS 34 AND 35 OF PLAT OF SKIPPERS

WOOD NO. 2.

11/2017 SPLIT PART TO 114-016-96

FORMERLY L1114P288 PARCEL 2 GOLF COURSE & SKI AREA PART OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; THENCE ALONG NORTH LINE OF SAID SECTION SOUTH 88°51'41" EAST, 1312.10 FEET TO EAST EIGHTH LINE OF SAID SECTION; THENCE ALONG SAID EAST EIGHTH LINE SOUTH 01°01'08" WEST, 2529.76 FEET TO NORTHEAST CORNER OF LOT 8 OF THE PLAT OF "SKIPPERS WOOD" AS RECORDED IN LLBER 7 OF PLATS, PAGES 49 THROUGH 51; THENCE ALONG NORTH LINE OF SAID PLAT ON THE FOLLOWING TWO (2) COURSES: SOUTH 61°32'52" WEST, 330.07 FEET AND SOUTH 82°37'48" WEST, 93.80 FEET TO POINT OF BEGINNING; THENCE CONTINIDNG ALONG NORTH AND WEST LINES OF SAID PLAT ON FOLLOWING THREE (3) COURSES: SOUTH 82°37'48" WEST, 44.09 FEET, SOUTH 19°00'01" EAST, 159.11 FEET AND SOUTH 05°12'21" WEST, 25.00 FEET; THENCE NORTH 83°42'30" WEST, 10.00 FEET; THENCE SOUTH 05°12'21" WEST, 115.12 FEET; THENCE SOUTH 83°31'10" EAST, 10.00 FEET TO SAID WEST LINE OF "SKIPPERS WOOD"; THENCE ALONG SAID WEST LINE SOUTH 05°12'21" WEST, 211.89 FEET; THENCE NORTH 46°24'52" WEST, 71.87 FEET; THENCE SOUTH 55°12'35" WEST, 11.51 FEET; THENCE SOUTH 43°15'38" WEST, 33.19 FEET; THENCE, IN PART, ALONG NORTH LINE OF REPLAT ON. 1 OF "NORTH VILLAGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 34, AS !RECORDED IN LLBER 386, PAGES 677 THROUGH 693, NORTH 84°33'34" WEST, 85.19 FEET; THENCE CONTINUING ALONG SAID NORTH LINE ON FOLLOWING THREE (3) COURSES: NORTH 35°04'45" WEST, 17.13 FEET, NORTH 42°13'17" WEST, 134.85 FEET AND NORTH 45°27'21" WEST, 25.80 FEET TO NORTHEAST CORNER OF THE PLAT OF "SKIPPERS WOOD NO.2" AS RECORDED IN LLBER 8 OF PLATS, PAGES 8 THROUGH 10; THENCE ALONG SAID NORTH PLAT LINE AND, IN PART, ALONG THE NORTH LINE OF REPLAT NO.1 OF "PINNACLE PLACE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 33, AS RECORDED IN LIBER 463, PAGES 483 THROUGH 493, ON FOLLOWING THREE (3) COURSES: NORTH 49°43'30" WEST, 225.01 FEET, NORTH 73°08'30" WEST, 135.00 FEET AND NORTH 88°55'50" WEST, 135.85 FEET; MENCE CONTINUING ALONG NORTH AND EAST LINES OF SAID CONDOMINIUM ON FOLLOWING FIVE (5) COURSES: NORTH 7R43'11" WEST, 168.10 FEET, NORTH 13°40'14" WEST, 100.15 FEET, NORTH 45°44'22" WEST, 38.41 FEET, NORTH 75°46'58" WEST, 46.31 FEET AND NORTH 05°16'45" WEST, 37.94 FEET; THENCE CONTINUING IN PART ALONG EAST LINE OF SAID "PINNACLE PLACE" NORTH 13°42'54" WEST, 70.72 FEET (RECORDED AS NORTH 13°41'22" WEST, 70.93 FEET) TO SOUTHEAST CORNER OF PARCEL A-2 OF "SOUTH VILLAGE" LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 19, AS RECORDED IN LIBER 227, PAGES 192 THROUGH 304; THENCE ALONG THE EAST LINE OF SAID PARCEL A-2 ON THE FOLLOWING NINE (9) COURSES: NORTH 13°37'16" WEST, 29.49 FEET (RECORDED AS NORTH 13°41'22" WEST, 29.54 FEET); THENCE NORTH 18°17'00" WEST, 126.18 FEET, NORTH 67°08'46" WEST, 160.41 FEET, NORTH 03°20'23" EAST, 243.16 FEET, NORM 07°05'22" WEST 99.82 FEET, NORTH 15°24'12" WEST, 120.33 FEET, NORTH 47°58'36" WEST, 42.75 FEET, NORTH 52°21'36" WEST, 60.67 FEET AND NORTH 34°43'09" WEST, 3.00 FEET TO THE NORTHEAST CORT"LER OF "EAST SHORE CONDOMINIUM" LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 47, RECORDED IN LIBER 363, PAGES 201 THROUGH 239; THENCE ALONG THE SOUTH LINE OF PARCEL 2 OF AFORESAID REPLAT NO.1 OF "NORTH VILLAGE", NORTH 55°16'51" EAST, 153.32 FEET AND SOUTH 83°20'30" EAST, 48.03 FEET, THENCE SOUTH 72°30'00" EAST,

3.00 FEET TO SOUTHWEST CORNER OF REPLAT NO.1 OF "HAWK'S NEST", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 26 AS RECORDED IN LIBER 258, PAGES 1 THROUGH 27; THENCE ALONG SAID SOUTH LINE OF SAID CONDOMINIUM ON THE FOLLOWING TEN (10) COURSES: SOUTH 70°00'00" EAST, 119.58 FEET, NORTH 56°44'32" EAST, 48.10 FEET, NORTH 52°42'00" EAST, 56.00 FEET, NORTH 72°27'29" EAST, 78.25 FEET, NORTH 63°19'34" EAST, 109.78 FEET, NORTH 55°03'22" EAST, 112.73 FEET, NORTH 48°35'09" EAST, 85.28 FEET, NORTH 61°47'31" EAST, 35.79 FEET, SOUTH 82°48'47" EAST, 95.55 FEET AND NORTH 22°22'34" EAST, 32.48 FEET TO NORTHWEST CORNER OF PARCEL "B" OF "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51 AS RECORDED IN LIBER 392, PAGES 625 THROUGH 666; THENCE ALONG ME WEST LINE OF SAID PARCEL "B" ON FOLLOWING FIVE (5) COURSES: SOUTH 20°04'45" EAST, 56.46 FEET, SOUTH 58°38'49" EAST, 66.63 FEET, SOUTH 24°44'20" EAST, 106.67 FEET, SOUTH 04°41'05" WEST, 351.47 FEET AND SOUTH 18°43'44" WEST, 109.01 FEET; THENCE IN PART ALONG WEST LINE OF SAID PARCEL "B" SOUTH 40°08'41" EAST, 203.61 FEET TO NORTHWEST CORNER OF PARCEL "A" OF SAID "CHIMNEY RIDGE"; THENCE ALONG WEST LINE OF SAID PARCEL "A" SOUTH 49°40'09" EAST, 316.22 FEET, SOUTH 43°01'07" EAST, 82.94 FEET AND SOUTH 01°08'02" EAST, 141.23 FEET TO POB.

EXCEPT FOLLOWING DESCRIBED PARCEL (UPPER WATER TANK SITE):

A PARCEL OF LAND IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°39'35" EAST 1201.75 FEET; THENCE NORTH 89°01'29" WEST, 1323.42 FEET TO THE EAST EIGHTH LINE OF SAID SECTION; THENCE ALONG SAID EIGHTH LINE NORTH 01°29'09" EAST, 1401.87 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION; THENCE SOUTH 88°26'53" WEST, 1160.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°34'28" WEST, 42.00 FEET; THENCE NORTH 66°25'32" WEST, 42.00 FEET; THENCE NORTH 23°34'28" EAST, 42.00 FEET; THENCE SOUTH 66°25'32" EAST, 42.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL (LOWER WATER TANK SITE):

A PARCEL OF LAND IN PART OF GOVERNMENT LOT 2 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°39'35" EAST, 1201.75 FEET; THENCE NORTH 89°01'29" WEST, 1323.42 FEET TO THE EAST EIGHTH LINE OF SAID SECTION; THENCE ALONG SAID EIGHTH LINE NORTH 01°29'09" EAST, 1401.87 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION; THENCE SOUTH 88°26'53" WEST, 1160.38 FEET; THENCE NORTH 18°21'38" WEST, 743.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82°10'17" WEST, 104.88 FEET; THENCE NORTH 01°49'39" EAST, 41.04 FEET; THENCE SOUTH 88°10'21" EAST, 104.31 FEET; THENCE SOUTH 01°49'39" WEST, 52.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, 15.00 FEET IN WIDTH, IN PART OF LOT 31 IN THE PLAT OF "SKIPPERS WOOD NO.2", RECORDED IN LIBER 8 OF PLATS, PAGES 8 THROUGH 10, LEELANAU COUNTY RECORDS AND IN PART OF THE UNPLATTED LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 31; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TIMBER CREST NORTH 41°11'30" WEST, 9.97 FEET TO THE POINT OF BEGINNING; THENCE 7.50 FEET EACH SIDE OF AND COINCIDENT WITH THE FOLLOWING CENTERLINE: NORTH 27°00'00" EAST, 82.16 FEET AND NORTH 49°00'00" EAST, 150.00 FEET TO THE WEST LINE OF PARCEL 1, REPLAT NO.2, "NORTH VILLAGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 34 AND THE POINT OF ENDING. THE SIDELINES OF THE ABOVE EASEMENT SHORTEN OR LENGTHEN TO INTERSECT AT ALL ANGLE POINTS, TO ORIGINATE AT SAID SOUTHWESTERLY LINE OF SAID LOT 31 AND TO TERMINATE AT THE WEST LINE OF SAID PARCEL 1 BEARING NORTH 14°30'00" EAST AND SOUTH 14°30'00" WEST, FROM THE POINT OF ENDING.

UPDATED LEGAL SURVEY PENDING INFO BEING COMPLETED BY GOZLING CZUBAK L930 P513&515&517/07 2007 SPLIT FROM 006-114-016-01 PARCEL 2 - (HOMESTEAD GOLF COURSE & SKI AREA) - PRT SEC 14 COM AT N 1/4 COR SD SEC TH ALG N SEC LN S 88 DEG 51'41" E 1312.10 FT TO E 1/8 LN TH S 01 DEG 01'08" W ALG E 1/8 LN 2529.76 FT TO NE COR LOT 8 PLAT OF SKIPPERS WOOD TH ALG N LN SD PLAT S 61 DEG 32'52" W 330.07 FT & S 82 DEG 37'48" W 93.80 FT TO POB TH CONT ALG N & W LN SD PLAT ON 3 COURSES: S 82

DEG 37'48" W 44.09 FT & S 19 DEG 00'01" E 159.11 FT & S 05 DEG 12'12" W 25.00 FT TH N 83 DEG 42'30" W 10.00 FT THE S 05 DEG 12'21" W 115.12 FT TH S 83 DEG 31'10" E 10.00 FT TO SD W LN PLAT OF SKIPPERS WOOD TH ALG SD W LN S 05 DEG 12'21" W 211.89 FT TH N 46 DEG 24'52" W 71.87 FT TH S 55 DEG 12'35" W 11.51 FT TH S 43 DEG 15'38" W 33.19 FT TH IN PART ALG N & W LN REPLAT NO.2 NORTH VILLAGE CONDO N 84 DEG 33'34" W 72.78 FT & S 14 DEG 30'00" W 54.40 FT TH S 50 DEG 46'00" W 79.00 FT TH S 26 DEG 01'53" W 24.04 FT TH S 69 DEG 30'00" W 35.24 FT TO W LN PLAT OF SKIPPERS WOOD NO.2 TH ALG E LN SD PLAT N 02 DEG 43'30" W 270.04 FT TO NE COR SD PLAT TH E ALG N PLAT LN & IN PART ALG N LN REPLAT NO.1 PINNACLE PLACE CONDO ON 3 COURSES: N 49 DEG 43'30" W 225.01 FT & N 73 DEG 08'30" W 135.00 FT & N 88 DEG 55'50" W 135.85 FT TH CONT ALG N & E LN PINNACLE PLAT ON 5 COURSES: N 71 DEG 43'11" W 168.10 FT & N 13 DEG 40'14" W 100.15 FT & N 45 DEG 44'22" W 38.41 FT & N 75 DEG 46'58" W 46.31 FT & N 05 DEG 16'45" W 37.94 FT TH CONT IN PART ALG E LN PINNACLE PLACE N 13 DEG 42'54" W 70.72 FT TO SE COR PARCEL A-2 OF SOUTH VILLAGE CONDO TH ALG E LN SD PARCEL A-2 ON 9 COURSES: N 13 DEG 37'16" W 29.49 FT & N 18 DEG 17'00" W 126.18 FT & N 67 DEG 08'46" W 160.41 FT & N 03 DEG 20'23" E 243.16 FT & N 07 DEG 05'22" W 99.82 FT & N 15 DEG 24'12" W 120.33 FT & N 47 DEG 58'36" W 42.75 FT & N 52 DEG 21'26" W 60.67 FT & N 34 DEG 43'09" W 3.00 FT TO NE COR EAST SHORE CONDO TH ALG S LN PARCEL 2 REPLAT NO.1 NORTH VILLAGE N 55 DEG 16'51" E 153.32 FT & S 83 DEG 20'30" E 48.03 FT TH S 72 DEG 30'00" E 3.00 FT TO SW COR REPLAT NO.1 HAWK'S NEST CONDO TH ALG S LN SD CONDO ON 10 COURSES: S 70 DEG 00'00" E 119.58 FT & N 56 DEG 44'32" E 48.10 FT & N 52 DEG 42'00" E 56.00 FT & N 72 DEG 27'29" E 78.25 FT & N 63 DEG 19'34" E 109.78 FT & N 55 DEG 03'22" E 112.73 FT & N 48 DEG 35'09" E 85.28 FT & N 61 DEG 47'31" E 35.79 FT & S 82 DEG 48'47" E 95.55 FT & N 22 DEG 22'34" E 32.48 FT TO NW COR PARCEL B OF CHIMNEY RIDGE CONDO TH ALG W LN SD PARCEL B ON 5 COURSES" S 20 DEG 04'45" E 56.46 FT & S 58 DEG 38'49" E 66.63 FT & S 24 DEG 44'20" E 106.67 FT & S 04 DEG 41'05" W 351.47 FT & S 18 DEG 43'44" W 109.01 FT TH IN PART ALG W LN SD PARCEL B S 40 DEG 08'41" E 203.61 FT TO NW COR PARCEL A OF CHIMNEY RIDGE CONDO TH ALG W LN SD PARCEL A S 49 DEG 40'09" E 316.22 FT & S 43 DEG 01'07" E 82.94 FT & S 01 DEG 08'02" E 141.23 FT TO POB EXC THE DESCRIPTIONS FOR PARCELS 006-114-016-65 (UPPER WATER TANK SITE) & 006-114-016-70 (LOWER WATER TANK SITE). SEC 14 T29N R14W. 27.76 A M/L.

11/2017 SPLIT PART TO 006-114-016-96 USED WITH 006-735-032-00 FOR LAND USE PERMIT TO MOVE A BUILDING - SET BACK REQUIRMENTS  
2010 - SPLIT OFF POOL PARCEL - BY VANTAGE PTE-HAWKS NEST CLUB HOUSE & POOL  
2007 FOR 2008 YR SPLIT FROM 114-016-01 & 16-20

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description       | Frontage   | Depth   | Front | Depth   | Rate | %Adj. | Reason                  | Value                             |
|-------------------|------------|---------|-------|---------|------|-------|-------------------------|-----------------------------------|
| HOMESTEAD         | \$1.50/PSF | 1207483 | SqFt  | 1.50000 | 100  |       | TOPOGRAPHY - SKI & GOLF | 1,811,225                         |
| 27.72 Total Acres |            |         |       |         |      |       |                         | Total Est. Land Value = 1,811,225 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size                                     | % Good | Cash Value |
|-----------------------------------------------------|-----------|------------------------------------------|--------|------------|
| Residential Local Cost Land Improvements            |           |                                          |        |            |
| Description                                         | Rate      | Size <td>% Good</td> <td>Cash Value</td> | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5                                        | 95     | 47,500     |
| Total Estimated Land Improvements True Cash Value = |           |                                          |        | 47,500     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985  
Description of Occupancy: MOUNTAIN FLOWERS (GNOMES)

Costs are taken from the Convention Centers cost schedules.

| <<<<<<     |                   | Calculator Cost Computations |  | >>>>>> |  |
|------------|-------------------|------------------------------|--|--------|--|
| Class: C   | Quality: Low Cost |                              |  |        |  |
| Stories: 1 | Story Height: 12  | Perimeter: 478               |  |        |  |

Base Rate for Upper Floors = 119.91

Unfinished Basement Basement, Base Rate for Basement = 50.57

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.44 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 147.35

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Adjusted Square Foot Cost for Basement = 50.57

Total Floor Area: 8,182

Base Cost New of Upper Floors = 1,205,618

Basement Area: 6,137

Base Cost New of Basement = 310,348

8,182 Sq.Ft. of Sprinklers @ 4.72, Cost New = 38,619

Reproduction/Replacement Cost = 1,554,585

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 932,751

ECF (2202-H COMMERCIAL HOMESTEAD)

1.600 =&gt; TCV of Bldg: 1 = 1,492,402

Replacement Cost/Floor Area= 190.00

Est. TCV/Floor Area= 182.40

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 1985

Description of Occupancy: RENDEZVOUS CAFE SKI/GOLF SHOP

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations

&gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 116

Base Rate for Upper Floors = 113.75

(10) Heating system: Forced Air Furnace Cost/SqFt: 14.30 100%

Adjusted Square Foot Cost for Upper Floors = 128.05

Total Floor Area: 600

Base Cost New of Upper Floors = 76,830

Reproduction/Replacement Cost = 76,830

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 46,098

ECF (2202-H COMMERCIAL HOMESTEAD)

1.600 =&gt; TCV of Bldg: 2 = 73,757

Replacement Cost/Floor Area= 128.05

Est. TCV/Floor Area= 122.93

Cost Estimates for Commercial/Industrial Building/Section: 3

Built 0

Description of Occupancy: 3 SKI CHAIR LIFTS

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations

&gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost Col. | Rate | SqFt | # or Height | Adj. | Adj. | Cost |
|------------------|-----------|------|------|-------------|------|------|------|
|                  |           |      |      | Storys      |      |      |      |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 0

Unit in Place Items

Rate Quantity Arch %Good Depr.Cost

/CI17/SKIL/DOU1500350A 342.72 830 1.00 70 199,120

/CI17/SKIL/DOU1500350A 342.72 817 1.00 70 196,002

/CI17/SKIL/DOU1500350A 342.72 615 1.00 70 147,541

ECF (2202-H COMMERCIAL HOMESTEAD)

1.600 =&gt; TCV of Bldg: 3 = 868,261

Cost Estimates for Commercial/Industrial Building/Section: 4

Built 0

Description of Occupancy: GOLF COURSE IMPROVEMENTS

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations

&gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost Col. | Rate | SqFt | # or Height | Adj. | Adj. | Cost |
|------------------|-----------|------|------|-------------|------|------|------|
|                  |           |      |      | Storys      |      |      |      |

Total Cost New = 0

Architectural Multiplier: 0.00



Parcel Number: 45-006-114-016-95

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Reproduction/Replacement Cost = 0  
 Eff.Age:30    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 0

|                        |          |          |      |       |           |
|------------------------|----------|----------|------|-------|-----------|
| Unit in Place Items    | Rate     | Quantity | Arch | %Good | Depr.Cost |
| /CI17/GOLC/SHOC/PARC3L | 73440.00 | 9        | 1.00 | 70    | 462,672   |

ECF (2202-H COMMERCIAL HOMESTEAD)      1.600 => TCV of Bldg: 4 = 740,275

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,174,695

2026 Est. T.C.V. 006-114-016-95 = 5,033,420

Est. TCV/Total Floor Area = 573.15, Most recent sale 02/12/2007 for 0

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 2,264,900     | 2,264,900  | 2,264,900 | 984,635      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 251,800    | 0         | 0            | 26,585         | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 2,516,700     | 2,516,700  | 2,516,700 | 1,011,220    | 1,011,220      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-114-016-96   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC    |
| Property Class: 401 |                     | 32 SKIPPERS WOODS SUB |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

202106576 PART NOT IN SUBDIVISION PLAT TRANSFER PARCEL #2 PART OF THE NORTHWEST¼ OF THE SOUTHEAST¼ OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET, ALONG THE EASTERLY LINE OF LOT 32, OF SAID RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE SOUTH 49°36'06" EAST, 73.41 FEET; THENCE SOUTH 48°31'33" WEST 68.70 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 31; THENCE NORTH 02°43'30" WEST, 28.18 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. FORMERLY 11/2017 LOT LINE ADJUST FOR USE WITH 786-032-00 PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2• ' THENCE NORTH 44°29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET, ALONG THE EASTERLY LINE OF LOT 32, OF SAID RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE SOUTH 49°36'06" EAST, 73.41 FEET; THENCE SOUTH 48°31'33" WEST, 68.70 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 31; THENCE NORTH 02°43'30" WEST, 28.18 FEET, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.06 ACRES MORE OR LESS.

11/2017 LOT LINE TRANSFER FROM 114-016-96 FOR USE WITH 786-032-00 LAND USE PERMIT

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth            | Front     | Depth   | Rate | %Adj. | Reason                  | Value |
|-------------|------------|------------------|-----------|---------|------|-------|-------------------------|-------|
| HOMESTEAD   | \$3.75/PSF |                  | 2614 SqFt | 3.75000 | 100  |       |                         | 9,801 |
|             |            | 0.06 Total Acres |           |         |      |       | Total Est. Land Value = | 9,801 |

2026 Est. T.C.V. 006-114-016-96 = 9,801

Est. TCV/Total Floor Area = 1.12

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 4,900         | 4,900          | 4,900  | 2,127        | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 57             | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 4,900         | 4,900          | 4,900  | 2,184        | 2,184          | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-114-017-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S THORESON RD        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L212 P845 11-7-79 SURVEY L8 P193 E 1/2 OF NE 1/4 SEC 14 T29N R14W 80 A.

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value     |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|-----------|
| 4019 SEC 1 14000 |          | 80.00 | Acres       | 14000 | 100  |       |                         | 1,120,000 |
|                  |          | 80.00 | Total Acres |       |      |       | Total Est. Land Value = | 1,120,000 |

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2026 Est. T.C.V. 006-114-017-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-117-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W SLEEPING BEAR DR   |
| Map #: 22           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L167 P529/73 L181 P61/75 L188 P962/77 L165 P292/72 L197 P540/78 L167 P893 ENTIRE  
SECTION 17 T29N R14W 5.30 A M/L.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description         | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|---------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| 4085 ACRE TBL LK MI |          |       | 5.300       | Acres | 42,000     | 100   |              | 222,600 |
|                     |          | 5.30  | Total Acres |       | Total Est. |       | Land Value = | 222,600 |

2026 Est. T.C.V. 006-117-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-118-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S DUNE HWY           |
| Map #: 23           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

GOVT LOTS 1, 2, 3 & 4 SEC 18 T29N R14W 204.5 A.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description         | Frontage | Depth  | Front         | Depth | Rate       | %Adj. | Reason        | Value     |
|---------------------|----------|--------|---------------|-------|------------|-------|---------------|-----------|
| 4085 ACRE TBL LK MI |          |        | 204.500 Acres |       | 42,000     | 50    | TERRAIN DUNES | 4,294,500 |
|                     |          | 204.50 | Total Acres   |       | Total Est. |       | Land Value =  | 4,294,500 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-118-001-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-119-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | S DUNE HWY        |
| Map #: 24           | GLEN ARBOR TOWNSHIP | ,                 |

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L179 P818/75 ENTIRE SECTION 19 T29N R14W 640.64 A.

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Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description       | Frontage | Depth | Front              | Depth | Rate  | %Adj. | Reason                  | Value   |
|-------------------|----------|-------|--------------------|-------|-------|-------|-------------------------|---------|
| 4085 CONSERVATION |          |       | 604.640 Acres      |       | 1,000 | 100   | INT SITE DUNES          | 604,640 |
|                   |          |       | 604.64 Total Acres |       |       |       | Total Est. Land Value = | 604,640 |

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2026 Est. T.C.V. 006-119-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                    |
|---------------------|---------------------|--------------------|
| 45-006-120-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK  |
| Property Class: 401 |                     | W SLEEPING BEAR DR |
| Map #: 25           | GLEN ARBOR TOWNSHIP | ,                  |

L197 P540/78 L167 P898 L216 P659/80 L182 P18/76 L179 P947/75 L196 P510&512 L191  
P415/77 L219 P899/80 L195 P258/77 NW 1/4 SEC 20 EXCEPT PRIVATELY OWNED LAND SEC  
20 T29N R14W 103.077 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                | Frontage | Depth   | Front       | Depth  | Rate   | %Adj. | Reason                  | Value      |
|--------------------------------------------|----------|---------|-------------|--------|--------|-------|-------------------------|------------|
| LK MI "A"                                  | 21000    | 1000.00 | 350.00      | 0.5566 | 0.9241 | 21000 | 100                     | 10,801,742 |
| 4085 CONSE CE 1600/                        |          |         | 95.04 Acres |        | 1600   | 100   |                         | 152,067    |
| 1000 Actual Front Feet, 103.08 Total Acres |          |         |             |        |        |       | Total Est. Land Value = | 10,953,809 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75 | 19000 | 50     | 26,125     |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 26,125     |

2026 Est. T.C.V. 006-120-001-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-120-013-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 201 |                     | 8000 W HARBOR HWY |
| Map #: 25           | GLEN ARBOR TOWNSHIP | ,                 |

L208 P462/72 P195 P210/77 L188 P515/77 L230 P145/82 L211 P217/79 L211 P219/79  
 L208 P462/79 L192 P664 L192 P630/77 L192 P461 L207 P834 L279 P648/87 L251  
 P252/84 L199 P173/78 SURVEY L8 P208 ENTIRE E 1/2 SEC 20 EXC PLAT OF GLEN HAVEN  
 (TOTAL ACREAGE INCLUDES PLAT OF GLEN HAVEN) SEC 20 T29N R14W 160.189 A M/L.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description         | Frontage | Depth              | Front         | Depth | Rate       | %Adj. | Reason       | Value     |
|---------------------|----------|--------------------|---------------|-------|------------|-------|--------------|-----------|
| 4085 ACRE TBL LK MI |          |                    | 106.189 Acres |       | 42,000     | 100   |              | 4,459,938 |
|                     |          | 106.19 Total Acres |               |       | Total Est. |       | Land Value = | 4,459,938 |

|                                  |      |        |              |                |         |   |
|----------------------------------|------|--------|--------------|----------------|---------|---|
| 2026 Est. T.C.V. 006-120-013-00  |      |        |              |                | =       | 0 |
| Est. TCV/Total Floor Area = 0.00 |      |        |              |                |         |   |
| 2025 Assessed                    | MBOR | S.E.V. | Base for Cap | IRM            |         |   |
| 0                                | 0    | 0      | 0            | 2.70           |         |   |
| 2026 New Eq. Adjustment          |      | Loss   | Additions    | Tax Adjustment | Losses  |   |
| 0                                | 0    | 0      | 0            | 0              | 0       |   |
| 2026 Assessed                    | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |   |
| 0                                | 0    | 0      | 0            | 0              | 0       |   |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-120-022-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W SLEEPING BEAR DR   |
| Map #: 26           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L180P235 L515 P673/99 PRT GOVT LOT 4 COM NW SEC COR TH S 89 DEG 48' E 282.20 FT  
 TH S 41 DEG 37' E 947.60 FT TO POB TH CONT S 41 DEG 37' E 77.40 FT TH S 50 DEG  
 53' E 20.78 FT TH N46 DEG 40' E 725.75 FT TO SHR LK MICH THN 31 DEG 00' W ALG  
 SHR 100 FT TH S 46 DEG 40' W 744.17 FT TO POB SEC 20 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|-------------------------|-----------|
| LK MI "A"                               | 21000    | 100.00 | 735.00 | 0.9898 | 1.1124 | 21000 | 100                     | 2,312,324 |
| 100 Actual Front Feet, 1.69 Total Acres |          |        |        |        |        |       | Total Est. Land Value = | 2,312,324 |

|                             |                                                 |           |                |
|-----------------------------|-------------------------------------------------|-----------|----------------|
| 2026 Est. T.C.V.            | 006-120-022-00                                  | =         | 0              |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 10/12/2016 for 1,002,600 |           |                |
| 2025 Assessed               | MBOR                                            | S.E.V.    | Base for Cap   |
| 0                           | 0                                               | 0         | 0              |
|                             |                                                 |           | 2.70           |
| 2026 New Eq. Adjustment     | Loss                                            | Additions | Tax Adjustment |
| 0                           | 0                                               | 0         | 0              |
| 2026 Assessed               | MBOR                                            | S.E.V.    | Capped         |
| 0                           | 0                                               | 0         | 0              |
|                             |                                                 |           | ->Taxable<-    |
|                             |                                                 |           | PRE/MBT        |
|                             |                                                 |           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-120-034-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S DUNE HWY           |
| Map #: 27           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L230 P531/81 L221 P772 SW 1/4 SEC 20 EXCEPT PLAT OF GLEN HAVEN SEC 20 T29N R14W  
150.00 A M/L.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description       | Frontage | Depth  | Front         | Depth | Rate       | %Adj. | Reason       | Value   |
|-------------------|----------|--------|---------------|-------|------------|-------|--------------|---------|
| 4085 CONSERVATION |          |        | 150.000 Acres |       | 1,000      | 100   |              | 150,000 |
|                   |          | 150.00 | Total Acres   |       | Total Est. |       | Land Value = | 150,000 |

2026 Est. T.C.V. 006-120-034-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-120-038-00   | 2026 Est. T.C.V.    | TRAVIS FAMILY TRUST     |
| Property Class: 401 |                     | 8721 W SLEEPING BEAR DR |
| Map #: 26           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

DC L534 P616 L534 P617/00 PRT OF GOVT LOT 3 SEC 20 COM AT NW COR SEC TH S 89 DEG 48' E ON SEC LN 282.20 FT TH S 41 DEG 37' E 1025 FT TH S 50 DEG 53' E 239.26 FT TH S 47 DEG 52' E 200.20 FT TH S 79 DEG 25' E 370.17 FT TH S 56 DEG 45' E 163.92 FT TO POB ON C/L CO HWY TH S 56 DEG 45' E ON C/L 100 FT TH S 33 DEG 15' W 273 FT TH N 56 DEG 45' W 100 FT TH N 33 DEG 15' E 273 FT TO POB. NELY 33 FT SUBJ TO R/W CO RD SEC 20 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------------|---------|
| LK MI "A" 21000        | 100.00   | 273.00      | 0.9898 | 0.8684 | 21000      | 25    | VIEW LOT CONSERVATION EASMTN | 451,292 |
| 100 Actual Front Feet, | 0.63     | Total Acres |        |        | Total Est. |       | Land Value =                 | 451,292 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 440  | 50     | 508        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 97     | 1,455      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,963      |

Cost Est. for Res. Bldg: 1 A-Frame A-FRAME Cls Good Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 572 SF Floor Area = 715 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 572  |          |            |
| Total:     |          |             |      | 83,526   | 50,114     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 176 | 3,736 | 2,242 |
| Treated Wood | 88  | 2,352 | 1,411 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

Totals: 108,004 64,801

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 174,963

2026 Est. T.C.V. 006-120-038-00 = 628,218

Est. TCV/Total Floor Area = 878.63

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 305,400                 | 305,400 | 305,400 | 187,101      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 8,700   | 0       | 0            | 5,051          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 314,100                 | 314,100 | 314,100 | 192,152      | 192,152        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-120-043-10   | 2026 Est. T.C.V.    | WALDECK GEORGE PHILLIP JR |
| Property Class: 401 |                     | 8762 W SLEEPING BEAR DR   |
| Map #: 26           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L558 P792/00 L569 P049/01 L868 P33/05 NWLY 75 FT OF SELY 150 FT OF A PARCEL  
 WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: A PRT OF GOVT LOTS 3 & 4 BEG AT  
 A PT 1056.85 FT S OF & 1298.99 FT E OF NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN  
 OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD  
 SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W  
 ALG SD C/L 364.47 FT TO POB REF:TERMS & COND OF AGREEMENT L201 P525 SEC 20 T29N  
 R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

|                                        |          | * Factors * |        | PROGRESSION <100' |                         |              |
|----------------------------------------|----------|-------------|--------|-------------------|-------------------------|--------------|
| Description                            | Frontage | Depth       | Front  | Depth             | Rate %Adj.              | Reason Value |
| LK MI "A" 21000                        | 75.00    | 475.00      | 1.0637 | 0.9974            | 21000 100               | 1,670,883    |
| 75 Actual Front Feet, 0.82 Total Acres |          |             |        |                   | Total Est. Land Value = | 1,670,883    |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Fencing: Wd, Split, 2 Rail                          | 20.81    | 30 0        | 0          |
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1 97        | 7,275      |
| Total Estimated Land Improvements True Cash Value = |          |             | 7,275      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1960

(11) Heating System: Electric Baseboard  
 Ground Area = 2294 SF Floor Area = 2294 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,294  |          |            |
|         |          |             | Total: | 369,673  | 295,740    |

#### Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 420 | 19,253 | 15,402 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 203 | 14,383 | 11,506 |
| WCP (1 Story)  | 78  | 5,738  | 4,590  |
| WCP (1 Story)  | 24  | 2,119  | 1,695  |

#### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 337 | 6,076  | 4,861 |
| Treated Wood | 788 | 10,851 | 8,681 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 2,015  | 1,612  |
| Base Cost   | 1032 | 47,379 | 37,903 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-120-043-10

Page: 2

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 513,787 | 411,031 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,109,785

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-120-043-10 | = | 2,787,943 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1215.32, Most recent sale 08/15/2016 for 1,600,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,333,400               | 1,333,400 | 1,333,400 | 962,246        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 60,600    | 0         | 25,980         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,394,000               | 1,394,000 | 1,394,000 | 988,226        | 988,226     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-120-043-20   | 2026 Est. T.C.V.    | ADAMS DAVID E & JACQUELINE S |
| Property Class: 401 |                     | 8770 W SLEEPING BEAR DR      |
| Map #: 26           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

NWLY 75 FT OF SELY 225 FT OF A PARCEL OF LAND WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF &1298.99 FT E OF THE NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB. SEC 20 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

|                                        |          | * Factors * |        | PROGRESSION <100' |                         |           |
|----------------------------------------|----------|-------------|--------|-------------------|-------------------------|-----------|
| Description                            | Frontage | Depth       | Front  | Depth             | Rate %Adj.              | Reason    |
| LK MI "A" 21000                        | 75.00    | 500.00      | 1.0637 | 1.0103            | 21000                   | 100       |
| 75 Actual Front Feet, 0.86 Total Acres |          |             |        |                   | Total Est. Land Value = | 1,692,448 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 1500 | 0      | 0          |
| Wood Frame                                          | 32.90    | 80   | 97     | 2,553      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,403      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1964

(11) Heating System: Electric Baseboard  
 Ground Area = 1632 SF Floor Area = 1632 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,632  |          |            |
|         |          |            | Total: | 210,037  | 136,524    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,177 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |           |
|----------------|-----|--------|-------|-----------|
| CSEP (1 Story) | 234 | 10,238 | 9,214 | *90% Good |
|----------------|-----|--------|-------|-----------|

##### Deck

|                                    |     |       |       |           |
|------------------------------------|-----|-------|-------|-----------|
| Treated Wood w/Roof (Deck Portion) | 120 | 2,897 | 2,347 | *81% Good |
| Treated Wood w/Roof (Roof portion) | 120 | 2,153 | 1,744 |           |
| Treated Wood                       | 96  | 2,461 | 2,215 | *90% Good |
| Treated Wood                       | 768 | 9,976 | 6,484 |           |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 23,169 | 15,060 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 292,117 | 193,860 |
|---------|---------|---------|

Notes:

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ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 523,421

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2026 Est. T.C.V. 006-120-043-20 = 2,223,272

Est. TCV/Total Floor Area = 1362.30

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,062,200     | 1,062,200      | 1,062,200 | 252,885      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 49,400         | 0         | 0            | 6,827          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,111,600     | 1,111,600      | 1,111,600 | 259,712      | 259,712        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-120-044-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 401 |                     | W SLEEPING BEAR DR   |
| Map #: 26           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L155 P128/70 L515 P997/99 L586 P157/01 L607 P38/01 TRACT 19-177 PRT GOVT LOT 3  
 SEC 20 COM AT NW COR SEC 20 TH E ALG N LN SD SEC 282.20 FT TO C/L OF A RD TH S  
 41 DEG 37' E ALG SD C/L 1025.00 FT TH S 50 DEG 53' E ALG SD C/L 239.59 FT TH S  
 47 DEG 52' E ALG C/L 200.20 FT TH N 45 DEG 00' E ALG SE LN OF TH COAST GUARD  
 STATION 632.17 FT TO SHR LK MICH TH S 45 DEG 04' E ALG SD SHR 224.91 FT TO POB  
 TH S 45 DEG 04' E CONT ALG SD SHR 75.00 FT TH S 44 DEG 56' W 426.30 FT TO C/L  
 ABOVE MENTIONED RD TH N 79 DEG 25' W TO A PT S 44 DEG 56' W OF POB TH N 44 DEG  
 56' E TO POB SEC 20 T29N R14W 0.68 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| LK MI "A" 21000                        | 75.00    | 394.94 | 1.0637 | 0.9524 | 21000 | 100   |        | 1,595,536                         |
| 75 Actual Front Feet, 0.68 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,595,536 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75     | 2500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,850      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1950

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1200 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,200 |          |            |
| Total:  |          |             |       | 210,437  | 136,785    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 192 | 10,921 | 7,099 |
|---------------|-----|--------|-------|

##### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 575 | 31,539 | 20,500 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Totals: 271,064 176,192

#### Notes:

ECF (090 EXEMPT) 1.000 => TCV: 176,192

|                                  |      |           |                |             |         |
|----------------------------------|------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-120-044-00  |      |           |                | =           | 0       |
| Est. TCV/Total Floor Area = 0.00 |      |           |                |             |         |
| 2025 Assessed                    | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                                | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment          | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                                | 0    | 0         | 0              | 0           |         |
| 2026 Assessed                    | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |



0 0 0 0 0 0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-120-051-00   | 2026 Est. T.C.V.    | CARLSON GLENN TRUST     |
| Property Class: 401 |                     | 8726 W SLEEPING BEAR DR |
| Map #: 26           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L464 P943/98 PRT OF GOVT LOT 3 SEC 20 BEG AT PT ON C/L PUB RD 1123.79 FT S OF & 1657.26 FT E OF NW COR SEC 20 TH N 44 DEG 56' E 426.3 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ON SHR 100 FT TH S 44 DEG 56' W 402.7 FT M/L TO C/L PUB RD TH N 56 DEG 45' W ON C/L 94.30 FT M/ L TH N 79 DEG 25' W ON C/L 5.70 FT TO POB SEC 20 T29N R14W .9 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000        | 100.00   | 426.00      | 0.9898 | 0.9706 | 21000      | 100   |              | 2,017,573 |
| 100 Actual Front Feet, | 0.98     | Total Acres |        |        | Total Est. |       | Land Value = | 2,017,573 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value |
|------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements |          |      |        |            |
| Description                              | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements        |          |      |        | 4,850      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Brick    | Crawl Space | 672    |          |            |
|         |          |             | Total: | 101,116  | 55,602     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

#### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 224 | 4,390 | 1,844 | *42% Good |
|--------------|-----|-------|-------|-----------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 912 | 30,607 | 16,834 |
| Door Opener | 3   | 1,612  | 887    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,583 |
|------------------|---|-------|-------|

Totals: 159,086 86,916

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 234,673

2026 Est. T.C.V. 006-120-051-00 = 2,257,096

Est. TCV/Total Floor Area = 3358.77

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,076,700               | 1,076,700 | 1,076,700 | 252,455        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 51,800    | 0         | 6,816          | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|           |           |           |         |         |   |
|-----------|-----------|-----------|---------|---------|---|
| 1,128,500 | 1,128,500 | 1,128,500 | 259,271 | 259,271 | 0 |
|-----------|-----------|-----------|---------|---------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-121-001-00   | 2026 Est. T.C.V.    | MORAN HOLDINGS LLC   |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L435 P674 L436 P644 L482 P724 L756 P122/03 SURVEY L8 P219/03 W 100 FT OF E 600  
 FT OF GOVT LOT 1 LYING N OF C/L ST RD M-109 SEC 21 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000        | 100.00   | 750.00      | 0.9898 | 1.1180 | 21000      | 100   |              | 2,324,032 |
| 100 Actual Front Feet, | 1.72     | Total Acres |        |        | Total Est. |       | Land Value = | 2,324,032 |

2026 Est. T.C.V. 006-121-001-00 = 2,324,032

Est. TCV/Total Floor Area = 3458.38, Most recent sale 08/12/2003 for 1,300,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,106,700               | 1,106,700 | 1,106,700 | 639,077        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 55,300    | 0         | 17,255         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,162,000               | 1,162,000 | 1,162,000 | 656,332        | 656,332     | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-121-002-00   | 2026 Est. T.C.V.    | HURLBUTT DANIEL C JR & BARBARA |
| Property Class: 401 |                     | 6986 W HARBOR HWY              |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L248 P124/84 L432 P798/96 PRT OF GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC  
 LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 408.18 FT FOR POB  
 TH S 78 DEG 31' W ALG SD C/L 102.04 FT TH N 718.10 FT TO SHR LAKE MICHIGAN TH N  
 86 DEG 27' 30" E ALG SD SHR 100.19 FT TH S 704.04 FT TO POB SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| LK MI "A" 21000                         | 100.00   | 710.00 | 0.9898 | 1.1028 | 21000                   | 100   |        | 2,292,405 |
| 100 Actual Front Feet, 1.63 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 2,292,405 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 18.44 | 50   | 50     | 461        |
| Wood Frame                                          | 32.90 | 80   | 50     | 1,316      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,777      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1961

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1696 SF Floor Area = 1696 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,696  |          |            |
|         |          |             | Total: | 244,333  | 158,833    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 287 | 17,157 | 11,152 |
|----------------|-----|--------|--------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 405 | 6,460 | 4,199 |
| Treated Wood | 683 | 9,104 | 5,918 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 440 | 18,146 | 11,795 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 323,008 209,973

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 566,927

|                                                                              |   |           |
|------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-121-002-00                                              | = | 2,861,109 |
| Est. TCV/Total Floor Area = 1686.97, Most recent sale 10/28/1996 for 600,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                   |   |           |
| 1,364,900 1,364,900 1,364,900 433,871 2.70                                   |   |           |

Parcel Number: 45-006-121-002-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 65,700         | 0         | 0         | 11,714         | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,430,600 | 1,430,600      | 1,430,600 | 445,585   | 445,585        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-121-002-10   | 2026 Est. T.C.V.    | HURLBUTT JAMES E & PATRICIA |
| Property Class: 401 |                     | 6976 W HARBOR HWY           |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L240 P699 L274 P274 L398 P856 L398 P865 DC L398 P991 PRT GOVT LOT 1 SEC 21 COM  
 SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG  
 SD C/L 321.45 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 86.73 FT TH N 704.04 FT TO  
 SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 85.16 FT TH S 692.09 FT TO  
 POB SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 85.00 | 700.00 | 1.0309 | 1.0989 | 21000 | 100    | 2,022,160                         |
| 85 Actual Front Feet, 1.37 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 2,022,160 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1140 SF Floor Area = 1140 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,140  |          |            |
|         |          |            | Total: | 154,161  | 100,205    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 150 | 3,068 | 1,994 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 328 | 5,632 | 3,661 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 485 | 21,718 | 14,117 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 205,301 | 133,447 |
|---------|---------|---------|

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 360,307

2026 Est. T.C.V. 006-121-002-10 = 2,387,467

Est. TCV/Total Floor Area = 2094.27, Most recent sale 03/07/2012 for 500,000

|               |           |           |              |      |
|---------------|-----------|-----------|--------------|------|
| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
| 1,139,400     | 1,139,400 | 1,139,400 | 468,114      | 2.70 |

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 54,300         | 0         | 0         | 12,639         | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,193,700 | 1,193,700      | 1,193,700 | 480,753   | 480,753        | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-121-003-03   | 2026 Est. T.C.V.    | ERDMANN E THOMAS III |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L618 P754 L695 P790&793/02 W 15 FT OF E 315 FT OF GOVT LOT 1 LYING N OF ST RD  
M-109 SEC 21 T29N R14W .23 A M/L. 2008 ALL THREE INTEREST SPLITS COMBINED - NEW  
PARCEL #006-121-003-03

COMBINED 121-003-00,01,02

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front | Depth | Rate   | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|-------|-------|-------|--------|-------|-------------------------|---------|
| <Site Value A> IRREGULAR SITE          |          |       |       |       | 200000 | 100   |                         | 200,000 |
| 15 Actual Front Feet, 0.23 Total Acres |          |       |       |       |        |       | Total Est. Land Value = | 200,000 |

2026 Est. T.C.V. 006-121-003-03 = 200,000

Est. TCV/Total Floor Area = 175.44, Most recent sale 01/26/2024 for 2,800,000

|               |                |         |              |                |         |  |  |
|---------------|----------------|---------|--------------|----------------|---------|--|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |  |
| 100,000       | 100,000        | 100,000 | 100,000      | 2.70           |         |  |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |  |
| 0             | 0              | 0       | 0            | 0              | 0       |  |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |  |
| 100,000       | 100,000        | 100,000 | 102,700      | 100,000        | 0       |  |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-121-004-00   | 2026 Est. T.C.V.    | LEMMON JESSICA TRUST |
| Property Class: 401 |                     | 7510 W HARBOR HWY    |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DC L430 P949/96 L430 P951 L491 P969/98 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT  
 LOT TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TH S 74 DEG  
 41'26" E 229.18 FT TO POB TH N 00 DEG 01'45" E 600 FT TO TRAVERSE LN LAKE  
 MICHIGAN TH ALG SD LN S 74 DEG 41'30" E 114.63 FT TH S 00 DEG 01'48" W 600 FT TH  
 N 74 DEG 41'26" W 114.630 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21  
 T29N R14W 1.52 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 600.00 | 0.9579 | 1.0574 | 21000 | 100   |                        | 2,127,102                         |
| LK MI "A" 21000                         | 14.00    | 600.00 | 0.9579 | 1.0574 | 21000 | 50    | SURPLUS: ZONING 100 FT | 148,897                           |
| 114 Actual Front Feet, 1.57 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,276,000 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 48.12 | 80   | 50     | 1,925      |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 100    | 5,000      |
|                     | 0.00     | 0    | 100    | 0          |

Total Estimated Land Improvements True Cash Value = 6,925

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = 2784 SF Floor Area = 5347 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,784  |          |            |
| 1 Story   | Siding   | Overhang    | 1171   |          |            |
|           |          |             | Total: | 830,690  | 581,482    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,280  |
| 3 Fixture Bath     | 3 | 30,826 | 21,578 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,208 |
| Water Well, 100 Feet | 1 | 6,941 | 4,859 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 128 | 16,865 | 11,805 |
| WCP (1 Story)  | 35  | 3,519  | 2,463  |

##### Deck

|                            |     |        |       |
|----------------------------|-----|--------|-------|
| Treated Wood               | 108 | 2,956  | 2,069 |
| Treated Wood               | 32  | 1,517  | 1,062 |
| Pine w/Roof (Deck Portion) | 211 | 3,745  | 2,621 |
| Pine w/Roof (Roof portion) | 211 | 5,332  | 3,732 |
| Treated Wood               | 979 | 14,068 | 9,848 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 2,257  | 1,580  |
| Base Cost   | 1465 | 92,280 | 64,596 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,795 |
|------------------|---|-------|-------|

##### Fireplaces

Parcel Number: 45-006-121-004-00

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|                   |   |        |       |
|-------------------|---|--------|-------|
| Exterior 2 Story  | 1 | 11,786 | 8,250 |
| Direct-Vented Gas | 1 | 5,272  | 3,690 |

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,044,172 | 730,918 |
|---------|-----------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,973,479

2026 Est. T.C.V. 006-121-004-00 = 4,256,404

Est. TCV/Total Floor Area = 796.04, Most recent sale 06/25/2025 for 4,300,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,035,300               | 2,035,300 | 2,035,300 | 1,970,344      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 92,900    | 0         | 157,856        | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,128,200               | 2,128,200 | 2,128,200 | 2,023,543      | 2,128,200   | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-121-004-20   | 2026 Est. T.C.V.    | GWILLIAM SCOTT L IRR TRUST |
| Property Class: 401 |                     | 7520 W HARBOR HWY          |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L491 P974 L519 P192/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89  
 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TH S 74 DEG 41'26" E  
 114.59 FT TO POB TH N 00 DEG 01'42" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG  
 SD LN S 74 DEG 41'30" E 114.60 FT TH S 00 DEG 01'45" W 600 FT TH N 74 DEG 41'26"  
 W 114.59 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A  
 M/L.  
 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 600.00 | 0.9579 | 1.0574 | 21000 | 100   |                        | 2,127,102                         |
| LK MI "A" 21000                         | 14.00    | 600.00 | 0.9579 | 1.0574 | 21000 | 50    | SURPLUS: ZONING 100 FT | 148,897                           |
| 114 Actual Front Feet, 1.57 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,276,000 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 29.98 | 220  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 11.81 | 1564 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 2148 SF Floor Area = 4719 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 2,148  |          |            |
| 1 Story    | Siding   | Overhang   | 960    |          |            |
|            |          |            | Total: | 833,099  | 791,444    |

#### Other Additions/Adjustments

##### Exterior

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Stone Veneer                            | 200 | 10,166 | 9,658 |
| Basement, Outside Entrance, Below Grade | 1   | 4,609  | 4,379 |

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,094  |
| 3 Fixture Bath     | 7 | 71,926 | 68,330 |

##### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 11,719 | 11,133 |
| Water Well, 50 Feet | 1 | 3,471  | 3,297  |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 125 | 5,295  | 5,030  |
| WPP            | 639 | 16,825 | 15,984 |
| WSEP (1 Story) | 207 | 16,624 | 15,793 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 146 | 8,872 | 8,428 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,584 | -3,405 |
| Door Opener         | 3    | 2,257  | 2,144  |
| Base Cost           | 1477 | 93,036 | 88,384 |

Parcel Number: 45-006-121-004-20

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## Built-Ins

Appliance Allow.

1

6,850

6,507

## Fireplaces

Prefab 2 Story

1

5,433

5,161

## Local Cost Items

GENERATOR

1

1

1

\*100% Good

Totals: 1,089,856 1,035,362

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 2,795,477

2026 Est. T.C.V. 006-121-004-20

= 5,081,477

Est. TCV/Total Floor Area = 1076.81, Most recent sale 08/30/2018 for 1,895,000

2025 Assessed MBOR S.E.V.

Base for Cap

IRM

2,428,200 2,428,200 2,428,200

1,603,771

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 112,500 0

0

43,301

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

2,540,700 2,540,700 2,540,700

1,647,072

1,647,072

0

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-121-004-40   | 2026 Est. T.C.V.    | GWILLIAM SCOTT L 2012 IRR TRUST |
| Property Class: 402 |                     | W HARBOR HWY                    |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L491 P971 L496 P634 L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT  
 LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 406.53 FT TO POB TH N  
 00 DEG 01'39" E 223.71 FT TH S 74 DEG 41'26" E 343.78 FT TH S 00 DEG 01' 48" W  
 138.15 FT TH N 89 DEG 06'00" W 331.66 FT TO POB SUBJECT TO & TOGETHER WITH  
 EASEMENT UND 1/2 INTEREST SEC 21 T29N R14W 1.38 A M/L.  
 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                | Frontage | Depth | Front | Depth | Rate   | %Adj. | Reason                   | Value   |
|--------------------------------------------|----------|-------|-------|-------|--------|-------|--------------------------|---------|
| <Site Value A> IRREGULAR SITE              |          |       |       |       | 200000 | 50    | INTEREST SPLIT           | 100,000 |
| BAY LANE 2000/F 38.15 217.88 0.9224 0.8413 |          |       |       |       | 2000   | 25    | SURPLUS & INTEREST SPLIT | 14,802  |
| 138 Actual Front Feet, 0.69 Total Acres    |          |       |       |       |        |       | Total Est. Land Value =  | 114,802 |

2026 Est. T.C.V. 006-121-004-40 = 114,802

Est. TCV/Total Floor Area = 24.33, Most recent sale 07/19/2023 for 150,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 57,400                  | 57,400 | 57,400    | 32,888         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 887            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 57,400                  | 57,400 | 57,400    | 33,775         | 33,775      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-121-004-41   | 2026 Est. T.C.V.    | TUBERGEN JERRY L & MARCIA D |
| Property Class: 402 |                     | W HARBOR HWY                |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE CORN SD GOVT LOT 3 TH N 89 DEG  
 06'00" W 331.64 FT TH N 00 DEG 01'39" E 406.53 FT TO POB TH N 00 DEG 01'39" E  
 223.71 FT TH S 74 DEG 41'26" E 343.78 FT TH S 00 DEG 01' 48" W 138.15 FT TH N 89  
 DEG 06'00" W 331.66 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UNDIVIDED 1/2  
 INTEREST SEC 21 T29N R14W 1.38 A M/L.  
 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value  |        |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|--------|--------|
| BAY LANE 2000/F                         | 100.00   | 217.88 | 0.9224 | 0.8413 | 2000 | 50    | INTEREST SPLIT           | 77,597 |        |
| BAY LANE 2000/F                         | 38.15    | 217.88 | 0.9224 | 0.8413 | 2000 | 25    | SURPLUS & INTEREST SPLIT |        | 14,802 |
| 138 Actual Front Feet, 0.69 Total Acres |          |        |        |        |      |       | Total Est. Land Value =  | 92,398 |        |

2026 Est. T.C.V. 006-121-004-41 = 92,398

Est. TCV/Total Floor Area = 19.58

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 46,200                  | 46,200 | 46,200 | 18,896       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 510            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 46,200                  | 46,200 | 46,200 | 19,406       | 19,406         | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-121-004-50   | 2026 Est. T.C.V.    | JONES WILLIAM H JR & MARTHA TRUST |
| Property Class: 401 |                     | 7504 W HARBOR HWY                 |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L491 P951 L521 P193-198 L546 P273/00 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT  
 LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 255.75 FT TO POB TH N  
 150.78 FT TH S 89 DEG 06'00" E 331.66 FT TH S 00 DEG 01'48" W 150.78 FTTH N 89  
 DEG 06'00" W 331.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N  
 R14W 1.15 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| BAY LANE 2000/F                                                 | 100.00   | 331.00 | 0.9036 | 0.9340 | 2000 | 100   |                        | 168,788 |
| BAY LANE 2000/F                                                 | 50.00    | 331.00 | 0.9036 | 0.9340 | 2000 | 50    | SURPLUS: ZONING 100 FT | 42,197  |
| 150 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                        | 210,985 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1756 SF Floor Area = 1756 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,756  |          |            |
|         |          |             | Total: | 227,740  | 200,371    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 122 | 4,552 | 4,006 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,451 | 1,277 |
| 3 Fixture Bath     | 1 | 4,567 | 4,019 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 2000 Gal Septic      | 1 | 9,503 | 8,363 |
| Water Well, 100 Feet | 1 | 5,847 | 5,145 |

|               |    |       |       |
|---------------|----|-------|-------|
| Porches       |    |       |       |
| WCP (1 Story) | 64 | 3,975 | 3,498 |

|              |    |       |       |
|--------------|----|-------|-------|
| Deck         |    |       |       |
| Treated Wood | 28 | 1,262 | 1,111 |

#### Garages

|                                                          |     |        |        |
|----------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                | 702 | 33,879 | 29,814 |
| Common Wall: 1 Wall                                      | 1   | -2,640 | -2,323 |
| Door Opener                                              | 1   | 537    | 473    |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 2,767 | 2,435 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Fireplaces       |   |       |       |
| Interior 1 Story | 1 | 5,338 | 4,697 |

Totals: 298,778 262,886

Notes:



Parcel Number: 45-006-121-004-50

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 578,349

|                                                                            |         |           |
|----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-121-004-50                                            | =       | 794,334   |
| Est. TCV/Total Floor Area = 452.35, Most recent sale 06/15/2000 for 78,000 |         |           |
| 2025 Assessed                                                              | MBOR    | S.E.V.    |
| 348,900                                                                    | 348,900 | 348,900   |
|                                                                            |         | 183,788   |
|                                                                            |         | 2.70      |
| 2026 New Eq. Adjustment                                                    | Loss    | Additions |
| 0                                                                          | 48,300  | 0         |
|                                                                            |         | 4,962     |
| 2026 Assessed                                                              | MBOR    | S.E.V.    |
| 397,200                                                                    | 397,200 | 397,200   |
|                                                                            |         | 188,750   |
|                                                                            |         | 188,750   |
|                                                                            |         | 0         |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-121-004-60   | 2026 Est. T.C.V.    | SACK CHRISTOPHER R & HEATHER M |
| Property Class: 401 |                     | 7500 W HARBOR HWY              |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L491 P954 L520 P488/99 L553 P835/00 PARCEL #6 - PRT OF GOVT LOT 3 SEC 21 COM AT SE COR SD LOT ALSO BEING THE S 1/4 COR SD SEC TH N 89 DEG 06' 00" W 331.64 FT ALG THE S LN SD GOVT LOT 3 & SEC 21 TH N 00 DEG 01' 39" E 255.75 FT TH S 89 DEG 06' 00" E 331.65 FT PAR WITH S LN TH S 00 DEG 01' 48" W 255.75 FT ALG E LN GOVT LOT 3 TO POB SEC 21 T29N R14W 1.38 A.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth | Front | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|-------|-------|-------|--------|-------|-------------------------|---------|
| <Site Value A> IRREGULAR SITE           |          |       |       |       | 200000 | 100   |                         | 200,000 |
| <Site Value A> IRREGULAR SITE           |          |       |       |       | 200000 | 10    | SURPLUS: ZONING UNBLD   | 20,000  |
| 256 Actual Front Feet, 1.95 Total Acres |          |       |       |       |        |       | Total Est. Land Value = | 220,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 25.81    | 108  | 50     | 1,393      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,893      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1184 SF Floor Area = 1776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,184  |          |            |
|           |          |            | Total: | 208,492  | 166,795    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 967   |
| 3 Fixture Bath     | 1 | 3,794 | 3,035 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 3,578 |
| Water Well, 100 Feet | 1 | 5,522 | 4,418 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 54 | 1,767 | 1,414 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,547 |
| Microwave        | 1 | 309   | 247   |

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 2,667 | 2,134 |
|----------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 230,168 184,136

#### Notes:

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

2026 Est. T.C.V. 006-121-004-60 = 627,992

Est. TCV/Total Floor Area = 353.60, Most recent sale 09/07/2000 for 92,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 277,200       | 277,200 | 277,200 | 198,756      | 2.70 |

| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-121-004-60

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 36,800  | 0       | 0       | 5,366       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 314,000       | 314,000 | 314,000 | 204,122 | 204,122     | 204,122 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-121-005-00   | 2026 Est. T.C.V.    | TUBERGEN JERRY L & MARCIA D |
| Property Class: 401 |                     | 7566 W HARBOR HBR           |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L491 P977 L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N  
 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TO POB TH N 00 DEG  
 01'39" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG SD LN S 74 DEG 41'30" E  
 114.60 FT TH S 00 DEG 01'42" W 600 FT TH N 74 DEG 41'26" W 114.59 FT TO POB  
 SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A M/L.  
 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

1998 SPLIT FROM 009-121-004-00 & 009-121-005-00

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason          | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-----------------|-----------|
| LK MI "A" 21000                         | 100.00   | 600.00 | 0.9579 | 1.0574 | 21000 | 100   |                 | 2,127,102 |
| LK MI "A" 21000                         | 14.00    | 600.00 | 0.9579 | 1.0574 | 21000 | 50    | SURPLUS: ZONING | 148,897   |
| 114 Actual Front Feet, 1.57 Total Acres |          |        |        |        |       |       |                 |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |                 | 2,276,000 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 29.26 | 80   | 50     | 1,170      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,170      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = 699 SF Floor Area = 699 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 699    |          |            |
|         |          |             | Total: | 90,822   | 63,574     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 846 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 8,966 | 6,276 |
| Water Well, 100 Feet | 1 | 5,522 | 3,865 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 336 | 14,613 | 10,229 |
| WSEP (1 Story) | 148 | 7,729  | 5,410  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 431 | 6,581 | 4,607 |
| Treated Wood | 400 | 6,264 | 4,385 |
| Treated Wood | 330 | 5,528 | 3,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,354 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,996 |
|------------------|---|-------|-------|

Totals: 154,876 108,412

Notes: 7572 W HARBOR HWY: NEAR LAKE

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 292,713

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 754 SF Floor Area = 754 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories                     | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------------------------|----------|-------------|------|----------|------------|
| 1 Story                     | Siding   | Crawl Space | 754  |          |            |
| Total:                      |          |             |      | 97,618   | 68,332     |
| Other Additions/Adjustments |          |             |      |          |            |
| Plumbing                    |          |             |      |          |            |
| Average Fixture(s)          |          |             | 1    | 1,209    | 846        |
| Water/Sewer                 |          |             |      |          |            |
| 2000 Gal Septic             |          |             | 1    | 8,966    | 6,276      |
| Porches                     |          |             |      |          |            |
| WSEP (1 Story)              |          |             | 173  | 8,752    | 6,126      |
| Built-Ins                   |          |             |      |          |            |
| Appliance Allow.            |          |             | 1    | 1,934    | 1,354      |
| Fireplaces                  |          |             |      |          |            |
| Wood Stove                  |          |             | 1    | 2,149    | 1,504      |
| Deck                        |          |             |      |          |            |
| Treated Wood                |          |             | 758  | 9,611    | 6,728      |
| Totals:                     |          |             |      | 130,239  | 91,166     |

Notes: FURTHER FROM LAKE

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 246,148

|                                                                              |                |             |
|------------------------------------------------------------------------------|----------------|-------------|
| 2026 Est. T.C.V. 006-121-005-00                                              | =              | 2,821,031   |
| Est. TCV/Total Floor Area = 1941.52, Most recent sale 07/30/1999 for 745,000 |                |             |
| 2025 Assessed                                                                | MBOR           | S.E.V.      |
| 1,347,100                                                                    | 1,347,100      | 1,347,100   |
| 2026 New                                                                     | Eq. Adjustment | Loss        |
| 0                                                                            | 63,400         | 0           |
| 2026 Assessed                                                                | MBOR           | S.E.V.      |
| 1,410,500                                                                    | 1,410,500      | 1,410,500   |
|                                                                              | Capped         | ->Taxable<- |
|                                                                              | 704,849        | 704,849     |
|                                                                              |                | PRE/MBT     |
|                                                                              |                | 0           |

45-006-121-006-01  
Property Class: 401  
Map #: 29

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BRONDYK DANIEL J & SUSAN K  
7604 W HARBOR HWY  
GLEN ARBOR, MI 49636

L1176P813 PARCEL A PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 AND THE SOUTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FEET, (PREVIOUSLY RECORDED AS (331.64 FEET), ALONG THE SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE

HIGHWAY M-109; THENCE NORTH 00°00'21" EAST, 730.06 FEET, (PREVIOUSLY RECORDED AS NORTH 00°01'39" EAST); TO THE POINT OF BEGINNING; THENCE NORTH 89°59'39" WEST, 100.00 FEET; THENCE NORTH 00°00'21" II EAST, 527.34 FEET, TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MICHIGAN; THENCE SOUTH 74°42'05" EAST, 103.67 FEET, (PREVIOUSLY RECORDED AS SOUTH 74°41'30" EAST), ALONG SAID TRAVERSE LINE; THENCE SOUTH 00°00'21" WEST, 500.00 FEET, (PREVIOUSLY RECORDED AS SOUTH 00°01'39" WEST), TO THE POINT OF BEGINNING.

TOGETHER WITH A 66 FOOT WIDE EASEMENT AND A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS IN PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH RANGE 14 WEST, THE CENTERLINES OF WHICH ARE MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 AND THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°06'00" WEST, 364.13 FEET; ALONG THE SOUTH LINE OF SAID SECTION 21 AND THE CENTERLINE OF STATE HIGHWAY M-109, TO THE POINT OF BEGINNING OF SAID 66 FOOT WIDE EASEMENT CENTERLINE; THENCE NORTH 00°00'21" II EAST, 75.01 FEET TO THE POINT OF ENDING OF SAID 66 FOOT WIDE EASEMENT CENTERLINE AND THE POINT OF BEGINNING OF SAID 20 FOOT WIDE INGRESS AND EGRESS EASEMENT CENTERLINE; THENCE ALONG SAID 20 FOOT WIDE EASEMENT CENTERLINE THE FOLLOWING 11 COURSES; THENCE NORTH 04°21'42" EAST, 239.44 FEET; THENCE NORTHERLY 40.28 FEET, ALONG THE ARC OF A 75.00 FEET RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 30°46'05", AND THE LONG CHORD OF WHICH BEARS NORTH 11°01'20" WEST, 39.79 FEET; THENCE NORTH 26°24'23" WEST, 44.56 FEET; THENCE NORTHERLY, 32.31 FEET, ALONG THE ARC OF A 50.00 FEET RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 37°01'32", AND THE LONG CHORD OF WHICH BEARS NORTH 07°53'37" WEST, 31.75 FEET; THENCE NORTH 10°37'09" EAST, 37.03 FEET; THENCE NORTHERLY, 77.41 FEET, ALONG THE ARC OF A 100.00 FEET RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 44°21'08", AND THE LONG CHORD OF WHICH BEARS NORTH 11°33'25" WEST, 75.49 FEET; THENCE NORTH 33°43'59" WEST, 70.89 FEET; THENCE NORTHERLY, 23.22 FEET, ALONG THE ARC OF A 50.00 FEET RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 26°36'16", AND THE LONG CHORD OF WHICH BEARS NORTH 20°25'51" WEST, 23.01 FEET; THENCE NORTH 07°07'43" WEST, 46.93 FEET; THENCE NORTHERLY, 34.77 FEET, ALONG THE ARC OF A 75.00 FEET RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 26°33'56", AND THE LONG CHORD OF WHICH BEARS NORTH 06°09'15" EAST, 34.46 FEET; THENCE NORTH 19°26'13" EAST, 35.71 FEET; TO THE POINT OF ENDING OF SAID 20 FOOT WIDE INGRESS AND EGRESS CENTERLINE. THE SIDELINES OF SAID 66 FOOT WIDE EASEMENT BEGIN AT THE SOUTH LINE OF SAID SECTION 21 AND END AT THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY M-109, AND TO END AT THE ABOVE DESCRIBED PARCEL A.

#### SURVEY DESCRIPTION:

PARCEL A PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMM SE CNR GOV LOT 3, AND SOUTH ¼ CNR SEC 21; NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST, 730.06 FT, (PREVIOUSLY RECORDED AS NORTH 00°01'39" EAST), TO POB; THENCE NORTH 89°59'39" WEST, 100.00 FT; THENCE NORTH 00°00'21" EAST, 527.34 FT, TO A POINT ON A TRAVERSE LINE ALONG SHORE LAKE MICHIGAN; THENCE SOUTH 74°42'05" EAST, 103.67 FT, (PREVIOUSLY RECORDED AS SOUTH 74°41'30" EAST), ALONG SAID TRAVERSE LINE; THENCE SOUTH 00°00'21" WEST, 500.00 FT, (PREVIOUSLY RECORDED AS SOUTH 00°01'39" WEST), TO POB. SAID PARCEL CONTAINS 1.18 AC MOL TOGETHER WITH A 66 FT WIDE EASEMENT, & A 20 FT WIDE EASEMENT FOR INGRESS & EGRESS IN PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST (10/349) SPLIT/COMB. ON 09/28/2010 COMPLETED / / POLLY LAND SPLIT ; PARENT PARCEL(S): 006-121-006-00; CHILD PARCEL(S): FROM 006-121-006-01 TO 006-121-006-20;

----- SPLIT FOR 2011 ROLL - SEE SURVEY- SPLIT PARENT PARCEL 006-00 INTO PARCEL "A" & "B" -PARCEL A BEING MAIN PARCEL WITH HOUSE 1.18 ACRES AND PARCEL B VACANT CONTAINING 2.16 ACRES - PARCEL A - (PARENT W HOUSE) 006-121-006-01 PARCEL B - (CHILD-VACANT) 006-121-006-20 & TRANSFER PARCEL .38 ACRES ADDED TO 6-10 FORMERLY PART OF L316 P844 L397 P852-854 L399 P772/95 2002 DESC REVISED PRT GOVT LOT 3 SEC 21 BEG 330 FT W & 275

Parcel Number: 45-006-121-006-01

Page: 2

FT N OF SE COR SD GOVT LOT 3 TH W 165 FT TH N TO SHR LK MICHIGAN TH ELY ALG SD  
SHR TO POINT 330 FT DUE WEST OF E LN SD GOVT LOT 3 TH S TO POB SEC 21 T29N R14W  
3.25 A M/L

SPLIT/COMB. ON 09/28/2010 COMPLETED / / POLLY LAND SPLIT ;  
PARENT PARCEL(S): 006-121-006-00;  
CHILD PARCEL(S): FROM 006-121-006-01 TO 006-121-006-20;  
-----

SPLIT FOR 2011 ROLL - SEE SURVEY- SPLIT PARENT PARCEL 006-00 INTO PARCEL "A" &  
"B" -PARCEL A BEING MAIN PARCEL WITH HOUSE 1.18 ACRES AND PARCEL B VACANT  
CONTAINNG 2.16 ACRES -  
PARCEL A - (PARENT W HOUSE) 006-121-006-01  
PARCEL B - (CHILD-VACANT) 006-121-006-20  
& TRANSFER PARCEL .38 ACRES ADDED TO 6-10

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 495.81 | 0.9810 | 1.0081 | 21000 | 100   |                        | 2,076,791 |
| LK MI "A" 21000                                                 | 3.67     | 495.81 | 0.9810 | 1.0081 | 21000 | 50    | SURPLUS: ZONING 100 FT | 38,109    |
| 104 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,114,900 |

## Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 500  | 50     | 577        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 577        |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2018

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2294 SF Floor Area = 2934 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Slab        | 1,654 |          |            |
| 2 Story | Siding   | Crawl Space | 640   |          |            |
| Total:  |          |             |       | 362,191  | 340,459    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,364 |
| 3 Fixture Bath     | 2 | 9,133 | 8,585 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,495 |
| Water Well, 100 Feet | 1 | 5,847 | 5,496 |

## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 264 | 10,072 | 9,468 |
|---------------|-----|--------|-------|

## Deck

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Treated Wood          | 97   | 2,474  | 2,326  |
| Treated Wood          | 1003 | 13,029 | 12,247 |
| w/Roof (Roof portion) | 189  | 3,215  | 3,022  |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 600 | 25,068 | 23,564 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,601 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 440,029 | 413,627 |
|---------|---------|---------|

Notes: 2018 ADDITION - 2023 ORIGNAL LOG DEMO

Parcel Number: 45-006-121-006-01

Page: 3

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,116,793

|                                                                              |                |           |              |                |           |  |
|------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-121-006-01                                              |                |           |              | =              | 3,232,270 |  |
| Est. TCV/Total Floor Area = 1101.66, Most recent sale 08/23/2013 for 905,000 |                |           |              |                |           |  |
| 2025 Assessed                                                                | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,543,300                                                                    | 1,543,300      | 1,543,300 | 946,691      | 2.70           |           |  |
| 2026 New                                                                     | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                                                            | 72,800         | 0         | 0            | 25,560         | 0         |  |
| 2026 Assessed                                                                | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,616,100                                                                    | 1,616,100      | 1,616,100 | 972,251      | 972,251        | 972,251   |  |



45-006-121-006-20  
Property Class: 401  
Map #: 29

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

LAURETO THOMAS S & PAMELA J TRUST  
7676 W HARBOR HWY  
GLEN ARBOR, MI 49636

PARCEL B (10/349) PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMM SE CNR GOV LOT 3, AND SOUTH ½ CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST, 375.01 FT; (PREVIOUSLY RECORDED AS NORTH 00°01'39"EAST), TO POB; THENCE NORTH 89°06'00" WEST, 165.86 FT; THENCE NORTH 00°01'01" EAST, 897.76 FT; (PREVIOUSLY RECORDED AS NORTH 00°01'53" EAST), ALONG EASTERLY LINE OF RECORDED PLAT OF DEER HAVEN SUBDIVISION, TO A POINT ON A TRAVERSE LINE ALONG SHORE OF LAKE MICHIGAN; THENCE SOUTH 74°42'05" EAST, 68.08 FT, (PREVIOUSLY RECORDED AS SOUTH 74°41'30" EAST), ALONG SAID TRAVERSE LINE; THENCE SOUTH 00°00'21" WEST, 527.34 FT; THENCE SOUTH 89°59'39" EAST, 100.00 FT; THENCE SOUTH 00°00'21" WEST, 355.05 FT; (PREVIOUSLY RECORDED AS SOUTH 00°01'39" WEST), TO POB. SAID PARCEL CONTAINS 2.16 AC MOL. TOGETHER WITH A 66 FT WIDE EASEMENT, AND A 20 FT WIDE EASEMENT FOR INGRESS & EGRESS IN PART OF GOV LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST SPLIT/COMB. ON 09/28/2010 COMPLETED / / POLLY LAND SPLIT ; PARENT PARCEL(S): 006-121-006-00; CHILD PARCEL(S): FROM 006-121-006-01 TO 006-121-006-20; ----- SPLIT FOR 2011 ROLL - SEE SURVEY- SPLIT PARENT PARCEL 006-00 INTO PARCEL "A" & "B" -PARCEL A BEING MAIN PARCEL WITH HOUSE 1.18 ACRES AND PARCEL B VACANT CONTAINNG 2.16 ACRES - PARCEL A - (PARENT W HOUSE) 006-121-006-01 PARCEL B - (CHILD-VACANT) 006-121-006-20 & TRANSFER PARCEL .38 ACRES ADDED TO 6-10 FORMERLY PART OF L316 P844 L397 P852-854 L399 P772/95 2002 DESC REVISED PRT GOVT LOT 3 SEC 21 BEG 330 FT W & 275 FT N OF SE COR SD GOVT LOT 3 TH W 165 FT TH N TO SHR LK MICHIGAN TH ELY ALG SD SHR TO POINT 330 FT DUE WEST OF E LN SD GOVT LOT 3 TH S TO POB SEC 21 T29N R14W 3.25 A M/L

THE YEAR 2010 SPLITS WERE SEPARTE PARCELS IN 1957 THAT WERE COMBINED FOR ASSESSMENT PURPOSES IN THE 1990S. LOT WAS A SEPARATE PARCEL PRIOR TO 1975 L399-772

SPLIT/COMB. ON 09/28/2010 COMPLETED / / POLLY LAND SPLIT ;  
PARENT PARCEL(S): 006-121-006-00;  
CHILD PARCEL(S): FROM 006-121-006-01 TO 006-121-006-20;  
-----

SPLIT FOR 2011 ROLL - SEE SURVEY- SPLIT PARENT PARCEL 006-00 INTO PARCEL "A" & "B" -PARCEL A BEING MAIN PARCEL WITH HOUSE 1.18 ACRES AND PARCEL B VACANT CONTAINNG 2.16 ACRES -  
PARCEL A - (PARENT W HOUSE) 006-121-006-01  
PARCEL B - (CHILD-VACANT) 006-121-006-20  
& TRANSFER PARCEL .38 ACRES ADDED TO 6-10

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                    | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|---------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                                                | 65.00    | 1447.50 | 1.1024 | 1.3178 | 21000 | 100   |        | 1,982,971 |
| 65 Actual Front Feet, 2.16 Total Acres Total Est. Land Value = |          |         |        |        |       |       |        | 1,982,971 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 80   | 0      | 0          |
| Wood Frame            | 35.72 | 64   | 50     | 1,143      |
| Wood Frame            | 25.45 | 192  | 50     | 2,443      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 0.00 | 0    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,086      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2016

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 381 SF Floor Area = 1020 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 381    |          |            |
| 1 Story | Siding   | Overhang   | 639    |          |            |
|         |          |            | Total: | 126,093  | 119,787    |

## Other Additions/Adjustments

|                                                          |  |  |         |         |         |
|----------------------------------------------------------|--|--|---------|---------|---------|
| Recreation Room                                          |  |  | 318     | 6,150   | 5,842   |
| Plumbing                                                 |  |  |         |         |         |
| Average Fixture(s)                                       |  |  | 1       | 1,451   | 1,378   |
| 3 Fixture Bath                                           |  |  | 1       | 4,567   | 4,339   |
| Water/Sewer                                              |  |  |         |         |         |
| 2000 Gal Septic                                          |  |  | 1       | 9,503   | 9,028   |
| Water Well, 50 Feet                                      |  |  | 1       | 3,410   | 3,239   |
| Porches                                                  |  |  |         |         |         |
| WCP (1 Story)                                            |  |  | 145     | 6,892   | 6,547   |
| Deck                                                     |  |  |         |         |         |
| Treated Wood                                             |  |  | 80      | 2,225   | 2,114   |
| Garages                                                  |  |  |         |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |  |  |         |         |         |
| Base Cost                                                |  |  | 639     | 31,624  | 30,043  |
| Common Wall: 1 Wall                                      |  |  | 1       | -2,640  | -2,508  |
| Built-Ins                                                |  |  |         |         |         |
| Appliance Allow.                                         |  |  | 1       | 2,767   | 2,629   |
| Fireplaces                                               |  |  |         |         |         |
| Direct-Vented Gas                                        |  |  | 1       | 3,022   | 2,871   |
|                                                          |  |  | Totals: | 195,064 | 185,309 |

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 500,334

2026 Est. T.C.V. 006-121-006-20 = 2,488,391

Est. TCV/Total Floor Area = 2439.60

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,191,300     | 1,191,300  | 1,191,300 | 453,545      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 52,900     | 0         | 0            | 12,245         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,244,200     | 1,244,200  | 1,244,200 | 465,790      | 465,790        | 465,790 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-121-006-30   | 2026 Est. T.C.V.    | JACKLIN DAVID W & KERI S |
| Property Class: 401 |                     | 7682 W HARBOR HWY        |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2011 ADDITION OF - TRANSFER PARCEL PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT SE CNR GOV LOT 3, AND SOUTH ¼ CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE HIGHWAY M-109 THENCE NORTH 00°00'21" EAST, 275.00 FT (PREVIOUSLY RECORDED AS NORTH 00°01 '39 EAST), TO POB; THENCE NORTH 89°06'00" WEST, 165.88 FT, THENCE NORTH 00°01 '01" EAST, 100.01 FT, (PREVIOUSLY RECORDED AS NORTH 00°01 '53" EAST), ALONG EASTERLY LINE OF RECORDED PLAT OF DEER HAVEN SUBDIVISION, THENCE SOUTH 89°06'00" EAST, 165.86 FT; THENCE SOUTH 00°00'21" WEST, 100.01 FT, (PREVIOUSLY RECORDED AS SOUTH 00°01 '39" WEST), TO THE POB. SAID PARCEL CONTAINS 0.38 AC MOL TOGETHER WITH A 66 FOOT WIDE EASEMENT, AND A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS IN PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST (10/349) ALONG WITH 2010 EXISTING PARCEL DESCRIPTION OF L629 P407/02 L637 P152/02 L629 P407/02 2002 SPLIT FROM 006-121-006-00 PRT OF GOVT LOT 3 SEC 21 BEG 330 FT W OF SE COR SD GOVT LOT 3 TH CONT W 165 FT TH N 275 FT TH E 165 FT TH S 275 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 21 T29N R14W 0.75 A M/L. SPLIT/COMB. ON 09/28/2010 COMPLETED / / POLLY LAND SPLIT ; PARENT PARCEL(S): 006-121-006-00 & 006-10; CHILD PARCEL(S): FROM 006-121-006-01 TO 006-121-006-20 & 121-006-30; ----- SPLIT FOR 2011 ROLL - SEE SURVEY- SPLIT PARENT PARCEL 006-00 INTO PARCEL "A" & "B" -PARCEL A BEING MAIN PARCEL WITH HOUSE 1.18 ACRES AND PARCEL B VACANT CONTAINNG 2.16 ACRES - PARCEL A - (PARENT W HOUSE) 006-121-006-01 PARCEL B - (CHILD-VACANT) 006-121-006-20 & TRANSFER PARCEL .38 ACRES ADDED TO 6-10 (PARENT-RETIRED) 2011 NEW PARCEL 121-006-30 L629 P407/02 L637 P152/02 L629 P407/02 2002 SPLIT FROM 006-121-006-00 PRT OF GOVT LOT 3 SEC 21 BEG 330 FT W OF SE COR SD GOVT LOT 3 TH CONT W 165 FT TH N 275 FT TH E 165 FT TH S 275 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 21 T29N R14W 0.75 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|---------|---------|
| C 100' @ 2000/                          | 100.00   | 200.00 | 0.8823 | 0.8234 | 2000 | 100   |         | 145,310 |
| C 100' @ 2000/                          | 65.00    | 200.00 | 0.8823 | 0.8234 | 2000 | 50    | EASMENT | 47,226  |
| 165 Actual Front Feet, 0.76 Total Acres |          |        |        |        |      |       |         |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |         | 192,535 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 38.55    | 48   | 50     | 925        |
| Wood Frame                                          | 38.55    | 48   | 50     | 925        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,350      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1480 SF Floor Area = 1480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,480 |          |            |
| Total:  |          |            |       | 228,613  | 182,891    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1480 | 28,623 | 14,311 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,225  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

Parcel Number: 45-006-121-006-30

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## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 176 | 9,956 | 7,965 |
|----------------|-----|-------|-------|

## Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood                       | 67  | 2,037 | 1,630 |
| Treated Wood                       | 254 | 4,760 | 3,808 |
| Treated Wood                       | 16  | 731   | 585   |
| Treated Wood w/Roof (Deck Portion) | 24  | 1,096 | 877   |
| Treated Wood w/Roof (Roof portion) | 24  | 540   | 432   |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 672    | 538    |
| Base Cost   | 1254 | 68,594 | 54,875 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 220 | 3,606 | 2,885 |
|--------------|-----|-------|-------|

Totals: 371,423 288,555

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 634,821

2026 Est. T.C.V. 006-121-006-30

= 830,706

Est. TCV/Total Floor Area = 561.29

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 379,300                 | 379,300 | 379,300   | 218,105        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 36,100  | 0         | 5,888          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 415,400                 | 415,400 | 415,400   | 223,993        | 223,993     | 223,993 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-122-001-00   | 2026 Est. T.C.V.    | SCHWARTZ BARBARA A TRUST |
| Property Class: 401 |                     | 5804 S OAK ST            |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L265 P439 L286 P186 L294 P191 L425 P835/96 L502 P987/99 DC L786 P2/04 DC L788  
P577 L788 P578 L788 P579/04 L865 P673/05 PRT OF SW 1/4 OF SE 1/4 SEC 22 BEG 198  
FT W OF NE COR THEREOF TH S 85 FT TH W 132 FT TH N 85 FT TH E 132 FT TO POB SEC  
22 T29N R14W .25 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| B 100' @ 3400/                         | 85.00    | 132.00 | 1.0415 | 0.7422 | 3400 | 100   |        | 223,390                         |
| 85 Actual Front Feet, 0.26 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 223,390 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 20.81    | 100  | 50     | 1,040      |
| Fencing: Wd, Basket, 5 ft.                          | 42.75    | 100  | 50     | 2,137      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,177      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1085 SF Floor Area = 1549 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 912  |          |            |
| 1 Story   | Siding   | Crawl Space | 173  |          |            |
| 0.5 Story | Siding   | Overhang    | 16   |          |            |
| Total:    |          |             |      | 267,799  | 227,630    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |
| Separate Shower    | 1 | 2,720 | 2,312 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 234 | 12,418 | 10,555 |
| WSEP (1 Story) | 250 | 16,868 | 14,338 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 140 | 3,413 | 2,901 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 385 | 28,140 | 23,919 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,302 |
| Door Opener           | 1   | 672    | 571    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Totals: 359,881 305,901

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 672,982

Parcel Number: 45-006-122-001-00

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2026 Est. T.C.V. 006-122-001-00 = 904,549  
 Est. TCV/Total Floor Area = 583.96, Most recent sale 08/27/2010 for 334,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 397,400       | 397,400 | 397,400 | 238,920      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 54,900         | 0    | 0         | 6,450          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 452,300       | 452,300 | 452,300 | 245,370 | 245,370     | 0       |

45-006-122-002-00  
Property Class: 401  
Map #: 32 & 35

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

RICHARDSON JESSIE & REBECCA TRUST &  
6333 W WARNES WOODS TRL  
GLEN ARBOR, MI 49636

LIBER 10 PAGE 116 AS SURVEYED A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE NORTH 00°00'26" WEST, 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO AT-IRON AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED SOUTH 89° 11 '50" EAST, 528.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 10'04" EAST, 164.63 FEET; THENCE SOUTH 89° 11 '49" EAST, 198.06 FEET; THENCE SOUTH 00° 03'43" WEST, 164.64 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID LINE SOUTH 89°11 '50" EAST, 294.89 FEET; THENCE SOUTH 01°21' 15" WEST, 85.04 FEET; THENCE NORTH 88°44'42" WEST, 293 .85 FEET; THENCE NORTH 88°57'18" WEST, 131.91 FEET; THENCE SOUTH 00°01 '56" EAST, 17. 77 FEET; THENCE NORTH 89°23' 12" WEST, 34.13 FEET; THENCE NORTH 00° 07'11" WEST 100.06 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE NORTH 89° 11 '50" WEST, 31.21 FEET TO THE POINT OF BEGINNING. CONTAINING 1.64 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH AN EASEMENT 20 FEET IN WIDTH AS RECORDED IN LIBER 1307, PAGE 982. TOGETHER WITH AN EASEMENT 32 FEET IN WIDTH AS RECORDED IN LIBER 163, PAGE 349 AND LIBER 241, PAGE 577 A PORTION OF WHICH IS RECORDED AS VACATED IN LIBER 1307, PAGE 982. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

#### Land Value Estimates for Land Table 4120.4120 RESI

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 164.64   | 433.91 | 0.8828 | 0.9994 | 2000       | 100   |              | 290,508 |
| 165 Actual Front Feet, 1.64 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 290,508 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1900

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 943 SF Floor Area = 943 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 943    |          |            |
|         |          |             | Total: | 99,302   | 54,621     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 80 | 1,554 | 855 |
|-----|----|-------|-----|

#### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 760 | 20,839 | 11,461 |
|-----------|-----|--------|--------|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Parcel Number: 45-006-122-002-00

Page: 2

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,130 | 2,271 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 137,914 | 75,857 |
|---------|---------|--------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 166,885 |
|----------------------------------------------------------------|---------|

2026 Est. T.C.V. 006-122-002-00

= 458,893

Est. TCV/Total Floor Area = 486.63

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 215,800                 | 215,800 | 215,800 | 74,368       | 2.70           |         |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |
| 0                       | 13,600  | 0       | 0            | 2,007          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 229,400                 | 229,400 | 229,400 | 76,375       | 76,375         | 0       |



45-006-122-002-50  
Property Class: 401  
Map #: 32

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SMITH KYLE R & AMANDA E  
6314 W WARNES WOODS TRL  
GLEN ARBOR, MI 49636

L760 P41/03 RE-REC L771 P389/03 L808 P327/04 L809 P615/04 2003 SPLIT FROM 006-122-002-00 2005 DESCR REVISED (REF: SPLIT 006-122-002-60) PART OF GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER 'OF SAID SECTION 22; THENCE N00°01'41"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE N00°01'59"W, ALONG SAID 1/4 LINE, 660.03 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE S89°11'50"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 429.70 FEET FOR THE POINT OF BEGINNING; THENCE N00°04'03"E, 164.67 FEET; THENCE S89°12'22"E (RECORDED AS S89°11'50"E), 98.97 FEET; THENCE S00°03'29"W, 164.69 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE N89°11 '50"W, ALONG SAID SOUTH LINE, 99.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.374 ACRES OF LAND. SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 20.00 FOOT WIDE STRIP OF LAND SITUATED IN PART OF GOVERNMENT LOT 3 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, SAID STRIP DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N00°01'41"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22: THENCE N00°01'59"W, ALONG SAID 1/4 LINE, 660.03 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE S89°11'50"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 429.70 FEET FOR THE POINT OF BEGINNING; THENCE N00°04'03"E, 20.00 FEET; THENCE S89°11'50"E, 150.06 FEET; THENCE S00°03'02"E, 120.00 FEET TO THE NORTH LINE OF AN EASEMENT RECORDED IN LIBER 241 ON PAGE 577; THENCE N89°11'50"W, ALONG SAID NORTH LINE, 20.00 FEET; THENCE N00°03'02"W, 100.00 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE N89°11'50"W. ALONG SAID SOUTH LINE. 130.10 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A 32.00 FOOT WIDE EASEMENT MORE FULLY DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 241, PAGE 577, LEELANAU COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, .IF ANY.  
I,

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                         | 99.00    | 164.69 | 1.0025 | 0.7844 | 2000 | 100   | LOCATION                | 155,704 |
| 99 Actual Front Feet, 0.37 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 155,704 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 120  | 50     | 138        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 138        |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2021

(11) Heating System: Forced Heat & Cool  
Ground Area = 936 SF Floor Area = 936 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 936    |          |            |
|         |          |             | Total: | 136,890  | 134,152    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,422 |
| 3 Fixture Bath     | 1 | 4,567 | 4,476 |

#### Water/Sewer

Parcel Number: 45-006-122-002-50

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|                      |     |         |         |
|----------------------|-----|---------|---------|
| 1000 Gal Septic      | 1   | 4,782   | 4,686   |
| Water Well, 100 Feet | 1   | 5,847   | 5,730   |
| Porches              |     |         |         |
| WCP (1 Story)        | 25  | 2,099   | 2,057   |
| Deck                 |     |         |         |
| Treated Wood         | 144 | 3,280   | 3,214   |
| Built-Ins            |     |         |         |
| Appliance Allow.     | 1   | 2,767   | 2,712   |
| Totals:              |     | 161,683 | 158,449 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 348,588

|                                                                            |              |                       |
|----------------------------------------------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-122-002-50                                            | =            | 504,430               |
| Est. TCV/Total Floor Area = 538.92, Most recent sale 06/19/2020 for 96,000 |              |                       |
| 2025 Assessed MBOR S.E.V.                                                  | Base for Cap | IRM                   |
| 222,600 222,600 222,600                                                    | 177,889      | 2.70                  |
| 2026 New Eq. Adjustment Loss                                               | Additions    | Tax Adjustment Losses |
| 0 29,600 0                                                                 | 0            | 4,803 0               |
| 2026 Assessed MBOR S.E.V.                                                  | Capped       | ->Taxable<- PRE/MBT   |
| 252,200 252,200 252,200                                                    | 182,692      | 182,692 0             |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-002-60   | 2026 Est. T.C.V.    | TROMBETTA MARCUS & LAURA F |
| Property Class: 401 |                     | 6300 W WARNES WOODS TRL    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L760 P41/03 L771 P389/03 L808 P327/04 L809 P615/04 UNREC SURVEY L910 P356/06  
 2004 SPLIT FROM 006-122-002-50 (2003 SPLIT FROM 006-122-002-00) PART OF  
 GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP,  
 LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE  
 SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N00°01'41"E ALONG THE NORTH-SOUTH  
 1/4 LINE OF SAID SECTION 22, 660.01 FEET TO THE CENTERLINE OF STATE HIGHWAY  
 M-22; THENCE N00°01'59"W, ALONG SAID 1/4 LINE, 660.03 FEET TO THE SOUTHWEST  
 CORNER OF SAID GOVERNMENT LOT 3; THENCE S89°11'50"E, ALONG THE SOUTH LINE OF  
 SAID GOVERNMENT LOT 3, 330.70 FEET FOR THE POINT OF BEGINNING; THENCE  
 N00°04'35"E, 164.66 FEET (RECORDED AS N00°08'20"W, 165.96 FEET); THENCE  
 S89°12'22"E (RECORDED AS S89°11'50"E), 98.98 FEET;  
 THENCE S00°04'03"W, 164.67 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3;  
 THENCE N89°11'50"W, ALONG SAID SOUTH LINE, 99.00 FEET TO THE POINT OF BEGINNING.  
 THE DESCRIBED PARCEL CONTAINS 0.374 ACRES OF LAND. TOGETHER WLTH A NON-EXCLUSIVE  
 EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 20.00 FOOT WIDE STRIP OF LAND  
 SITUATED IN PART OF GOVERNMENT LOT 3 AND PART OF THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR  
 TOWNSHIP, LEELANAU COUNTY, MICHIGAN, SAID STRIP DESCRIBED MORE FULLY AS FOLLOWS:  
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N00°01'41"E ALONG  
 THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FEET TO THE CENTERLINE OF  
 STATE HIGHWAY M-22; THENCE N00°01'59"W, ALONG SAID 1/4 LINE, 660.03 FEET TO THE  
 SOUTHWEST CORNER OF SAID  
 GOVERNMENT LOT 3; THENCE S89°11'50"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT  
 LOT 3, 429.70 FEET FOR THE POINT OF BEGINNING; THENCE N00°04'03"E, 20.00 FEET;  
 THENCE S89°11'50"E, 150.06 FEET; THENCE S00°03'02"E, 120.00 FEET TO THE NORTH  
 LINE OF AN EASEMENT RECORDED IN LIBER 241 ON PAGE 577; THENCE N89°11'50"W, ALONG  
 SAID NORTH LINE, 20.00 FEET; THENCE N00°03'02"W, 100.00 FEET TO THE SOUTH LINE  
 OF SAID GOVERNMENT LOT 3; THENCE N89°11'50"W, ALONG SAID SOUTH LINE, 130.1 FEET  
 TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER  
 AND ACROSS A 32.00 FOOT WIDE  
 EASEMENT MORE FULLY DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 241, PAGE  
 577, LEELANAU COUNTY RECORDS.  
 SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF  
 RECORD, IF ANY.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj.                   | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------------------------|--------|---------|
| C 100' @ 2000/                         | 99.00    | 165.00 | 1.0025 | 0.7848 | 2000 | 100                     |        | 155,778 |
| 99 Actual Front Feet, 0.38 Total Acres |          |        |        |        |      | Total Est. Land Value = |        | 155,778 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 21.39    | 144  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2020

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1300 SF Floor Area = 1950 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 1,300  |          |            |
|           |          |            | Total: | 273,281  | 265,104    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,407 |
| 3 Fixture Bath     | 2 | 9,133 | 8,859 |

Parcel Number: 45-006-122-002-60

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## Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 4,639 |
| Water Well, 50 Feet | 1 | 3,410 | 3,308 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,684 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,475 |
|------------|---|-------|-------|

Totals: 297,376 288,476

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 634,647

2026 Est. T.C.V. 006-122-002-60 = 791,925

Est. TCV/Total Floor Area = 406.12, Most recent sale 01/19/2018 for 92,800

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 339,800       | 339,800    | 339,800 | 264,750      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 56,200     | 0       | 0            | 7,148          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 396,000       | 396,000    | 396,000 | 271,898      | 271,898        | 271,898 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-003-01   | 2026 Est. T.C.V.    | KMW PROPERTY MANAGEMENT LLC |
| Property Class: 201 |                     | 6324 W WESTERN AVE          |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; PARCEL "A-1" ON SURVEY PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00°18'07" WEST, ALONG THE NORTH AND SOUTH 9. UARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89°05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 863.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°05'37" EAST, ALONG SAID THE NORTHERLY LINE OF STATE HIGHWAY M-22, 141.00 FEET; THENCE NORTH 00°21'21" EAST, 162.19 FEET; THENCE NORTH 89°00'12" WEST, 46.44 FEET; THENCE NORTH 02°01'05" EAST, 81.27 FEET; THENCE NORTH 89°37'36" WEST, 96.26 FEET; THENCE SOUTH 00°30'36" WEST, 242.62 FEET TO THE POINT OF BEGINNING. CONTAINING 30,530 SQUARE FEET.

SUBJECT TO RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 04/12/2017 completed 04/12/2017 TIM ;  
 Parent Parcel(s): 006-122-003-00;  
 Child Parcel(s): 006-122-003-10, 006-122-003-01;  
 -----

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                     | Frontage     | Depth | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-----------------------------------------------------------------|--------------|-------|--------|--------|----------|-------|--------|---------|
|                                                                 | 141.00       | 0.00  | 1.0000 | 1.0000 | 0        | 100   |        | 0       |
| 2000 COMM                                                       | \$14.75/SQFT |       | 30530  | SqFt   | 14.75000 | 100   |        | 450,318 |
| 141 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = |              |       |        |        |          |       |        | 450,318 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10 | 650   | 50     | 2,307      |
| D/W/P: Crushed Rock                                 | 2.31 | 14000 | 50     | 16,170     |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 18,477     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018

Costs are taken from the Stores - Warehouse Discount cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 209  
 Overall Building Height: 26

Base Rate for Upper Floors = 52.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.64 100%  
 Adjusted Square Foot Cost for Upper Floors = 73.29

Total Floor Area: 2,587 Base Cost New of Upper Floors = 189,601

Reproduction/Replacement Cost = 189,601  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 161,161

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
| Col.             | Rate | SqFt | Adj.   | Adj.   |      |
| Total Cost New = |      |      |        |        | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Parcel Number: 45-006-122-003-01

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Eff.Age:4      Phy.%Good/Abnr.Phys./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 0

|                       |       |          |      |       |           |
|-----------------------|-------|----------|------|-------|-----------|
| Unit in Place Items   | Rate  | Quantity | Arch | %Good | Depr.Cost |
| /CI16/YARI/PATR/PICSA | 45.22 | 800      | 1.00 | 100   | 36,176    |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 345,339  
 Replacement Cost/Floor Area= 87.27      Est. TCV/Floor Area= 133.49

Total Estimated True Cash Value of Commercial/Industrial Buildings = 345,339

2026 Est. T.C.V. 006-122-003-01 = 814,134

Est. TCV/Total Floor Area = 314.70, Most recent sale 03/30/2017 for 350,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 371,400       | 371,400    | 371,400 | 357,598      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 35,700     | 0       | 0            | 9,655          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 407,100       | 407,100    | 407,100 | 367,253      | 367,253        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-122-003-10   | 2026 Est. T.C.V.    | CRYSTAL RIVER INVESTMENTS LLC |
| Property Class: 402 |                     | W WESTERN AVE                 |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; REMAINDER PARCEL EXCLUDING PART OF LOT 8 WHISPERING PINES ASSESSED ON PIN 006-835-008-00 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00°18'07" WEST, ALONG THE NORTH AND SOUTH QUARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89°05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 763.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°05'37" EAST, ALONG SAID THE NORTHERLY LINE OF STATE HIGHWAY M-22, 100.00 FEET; THENCE NORTH 00°30'36" EAST, 242.62 FEET; THENCE SOUTH 89°37'36" EAST, 96.26 FEET; THENCE NORTH 02°01'05" EAST, 68.44 FEET; THENCE SOUTH 88°31'58" EAST, 54.82 FEET; THENCE NORTH 01°49'18" EAST 233.01 FEET ALONG THAT PART OF LOT 8 WISPERING PINES PLAT TO THE NORTHWEST CORNER OF LOT 8 OF WHISPERING PINES; THENCE NORTH 88°21'51" WEST, 293.71 FEET; THENCE SOUTH 00°17'26" WEST, 331.27 FEET; THENCE SOUTH 89°37'36" EAST, 34.18 FEET; THENCE SOUTH 00°30'36" WEST, 217.19 FEET TO THE POINT OF BEGINNING. CONTAINING 2.5A M/L. SUBJECT TO RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 04/12/2017 completed 04/12/2017 TIM ;  
 Parent Parcel(s): 006-122-003-00;  
 Child Parcel(s): 006-122-003-10, 006-122-003-01;  
 -----

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                     | Frontage    | Depth | Front | Depth   | Rate | %Adj. | Reason                                             | Value   |
|-----------------------------------------------------------------|-------------|-------|-------|---------|------|-------|----------------------------------------------------|---------|
| <Site Value B>                                                  |             |       |       |         | 0    | 100   |                                                    | 0       |
| 2000 COMM                                                       | \$7.75/SQFT | 10000 | SqFt  | 7.75000 | 100  |       | LIMITED COMM FRONTAGE-MIXED ZONING STREET FRONTAGE |         |
| 2000 COMM                                                       | \$3.75/PSF  | 98900 | SqFt  | 3.75000 | 100  |       | REAR SITE AREA - WET LANDS                         | 370,875 |
| 294 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = |             |       |       |         |      |       |                                                    | 448,375 |

2026 Est. T.C.V. 006-122-003-10 = 448,375

Est. TCV/Total Floor Area = 173.32, Most recent sale 04/27/2021 for 475,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 224,200       | 224,200        | 224,200 | 176,022      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0       | 0            | 4,752          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 224,200       | 224,200        | 224,200 | 180,774      | 180,774        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-004-00   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 402 |                     | W WESTERN AVE        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L 253 P 284 GA 156 PART OF S 1/2 OF SE 1/4 COM 594 FT E OF N & S 1/4 LN & 80 FT  
 S OF LINE ON N SIDE OF S 1/2 TH S 165 FT TH E 66 FT TH S 165FT TH E 66 FT TH N  
 330 FT TH W 132 FT TOPOB SEC 22 T29N R14W. .75 A.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage   | Depth  | Front      | Depth   | Rate                    | %Adj. | Reason               | Value   |
|--------------------------------------------------------------------------|------------|--------|------------|---------|-------------------------|-------|----------------------|---------|
|                                                                          | 70.00      | 477.92 | 1.0000     | 0.0000  | 0                       | 100*  |                      | 0       |
| 2000 COMM                                                                | \$3.75/PSF |        | 33460 SqFt | 3.75000 | 100                     |       | BACK OFF MAIN STREET | 125,475 |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |            |         |                         |       |                      |         |
| 70 Actual Front Feet, 0.77 Total Acres                                   |            |        |            |         | Total Est. Land Value = |       |                      | 125,475 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95 | 4000 | 97     | 11,446     |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 11,446     |

|                                                                          |                |                |              |
|--------------------------------------------------------------------------|----------------|----------------|--------------|
| 2026 Est. T.C.V.                                                         | 006-122-004-00 | =              | 0            |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 03/18/1985 for 13,500 |                |                |              |
| 2025 Assessed                                                            | MBOR           | S.E.V.         | Base for Cap |
| 0                                                                        | 0              | 0              | 0            |
|                                                                          |                |                | 2.70         |
| 2026                                                                     | New            | Eq. Adjustment | Loss         |
| 0                                                                        | 0              | 0              | 0            |
| 2026 Assessed                                                            | MBOR           | S.E.V.         | Capped       |
| 0                                                                        | 0              | 0              | 0            |
|                                                                          |                |                | ->Taxable<-  |
|                                                                          |                |                | PRE/MBT      |
|                                                                          |                |                | 0            |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-122-005-00   | 2026 Est. T.C.V.    | CRYSTAL RIVER INVESTMENTS IV LLC |
| Property Class: 201 |                     | 6548 W WESTERN AVE               |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

7/2015 COMBINED PRIOR YEAR 1998 DIVISION W/-005-05 & -005-15 FOR HEALTH DEPARTMENT COMPLIANCE: 006-122-005-00 DESCRIPTION: A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEEANAU, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS TO-WIT: AS FURNISHED: LAND IN GOV LOT 4, SEC22,T29N,R14W COMM AT THE S 1/4 CORNER SEC22; THENCE N 00DEG27'W, ALONG THE N AND S 1/4 LINE AND THE CENTERLINE OF LAKE STREET, 693.05 FT; THENCE N 89DEG32'40"W, 233.96' TO POB ON THE NORTHERLY ROW OF STATE HIGHWAY M-22; THENCE CONTINUING N89DEG32'40"W, ALONG SAID ROW LINE, 144.05' TO THE E LINE OF MANITOU BLVD (FORMERLY RAY ST); THENCE N00DEG27'W, ALONG SAID E LINE, 132.00'; THENCE S89DEG32'40"E, 146.49'; THENCE SOUTHERLY, TO POB.

AND ALSO THAT PART OF GOV LOT 4 OF SEC22,T29NR14W, COM AT THE S 1/4 CORNER OF SAID SEC22; THENCE N00DEG27'26"W, ALONG THE N & S 1/4 LINE AND CENTERLINE OF LAKE STREET, 693.94 FEET; THENCE N 89DEG32'40"W ALONG THE NORTHERLY ROW LINE OF STATE HIGHWAY M-22, 223.98' TO THE POB; THENCE CONTINUING N89DEG32'40"W, 10'; THENCE N00DEG40'55"E, 132.01'; THENCE S89DEG28'34", 10'; THENCE S00DEG40'55"W, 132.00' TO POB CONTAINING 1320 SQFT OF LAND M/L

FORMERLY AS L510 P283 L510 P285/99 L570 P713/01 PARCEL A-2 PRT GOVT LOT 4 SEC 22 COM S 1/4 COR SD SEC TH N 00 DEG 27' 00" W ALG N-S 1/4 LN SD SEC 692.95 FT TO NLY R/W M-22 TH N 89DEG 23' 30" W ALG SD R/W LN PARALLEL WITH & 33 FT TO C/L M-22 223.86 FT TO POB TH CONT N 89 DEG 23' 30" W 75.83 FT TH N 00 DEG 39' 07" W 67.95 FT TH S 88 DEG 33' 58" W 11.50 FT TH N 01 DEG 04' 41" W 20.00 FT TH S 89 DEG 24' 11" E 89.46 FT TH S 00 DEG 38' 40" W 87.54 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 22 T29N R14W.

7/2015 DECLARATION OF LOT CONSOLIDATION FOR BUILDING PURPOSES: SHARED DRAIN FIELD REPAIR/EXPANSION FOR B&B. HEALTH STATES 1998 DIVISION TO -05 & -15 DOES NOT MEET 1995 CONTROL ACT REGARDING SIZE & DRAINFIELD. COMBINE TO PROVIDED COMPLIANCE

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth | Front      | Depth    | Rate | %Adj. | Reason                  | Value   |
|-------------|--------------|-------|------------|----------|------|-------|-------------------------|---------|
|             | 76.00        | 78.00 | 1.0000     | 0.0000   | 0    | 100*  |                         | 0       |
| 2000 COMM   | \$14.75/SQFT |       | 20495 SqFt | 14.75000 | 125  |       | CORNER - CENTER OF TOWN | 377,877 |
| 2000 COMM   | \$3.75/PSF   |       | 1320 SqFt  | 3.75000  | 100  |       |                         | 4,950   |

\* denotes lines that do not contribute to the total acreage calculation.

76 Actual Front Feet, 0.50 Total Acres      Total Est. Land Value =      382,827

#### Land Improvement Cost Estimates

| Description              | Rate  | Size | % Good | Cash Value |
|--------------------------|-------|------|--------|------------|
| Fencing: Vnyl, Solid, 6' | 45.06 | 100  | 50     | 2,253      |
| D/W/P: 4in Ren. Conc.    | 8.33  | 400  | 97     | 3,232      |
| Wood Frame               | 35.72 | 64   | 50     | 1,143      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 92     |      | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 92     |      | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 6,628      |

Cost Est. for Res. Bldg: 1 Duplex 2 STORY      Cls C      Blt 2024  
Exterior Units: 2      Interior Units: 0      Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 682 SF      Floor Area = 1364 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 682  |          |            |
| Total:  |          |            |      | 309,320  | 153,113    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
|--------------------|---|-------|-------|

|                       |     |         |         |
|-----------------------|-----|---------|---------|
| 2 Fixture Bath        | 1   | 3,056   | 3,025   |
| Water/Sewer           |     |         |         |
| 2000 Gal Septic       | 1   | 9,503   | 9,408   |
| Water Well, 150 Feet  | 1   | 8,608   | 8,522   |
| Balcony               |     |         |         |
| Wood Balcony, Roof    | 115 | 7,048   | 6,978   |
| Built-Ins             |     |         |         |
| Appliance Allow.      | 1   | 2,767   | 2,739   |
| Deck                  |     |         |         |
| w/Roof (Roof portion) | 15  | 338     | 335     |
| Totals:               |     | 374,862 | 371,112 |

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 742,224

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985  
 Description of Occupancy: 2ND FLOOR WITH RESI RENTAL

Costs are taken from the Lodges cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average  
 Stories: 2 Story Height: 12 Perimeter: 184

Base Rate for Upper Floors = 158.86

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air Cost/SqFt: 22.28 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 181.14

Adjusted Square Foot Cost for Basement = 37.51

Total Floor Area: 3,792 Base Cost New of Upper Floors = 686,883

Reproduction/Replacement Cost = 686,883

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 467,080

Basement Area: 2,016 Base Cost New of Basement = 75,620

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0

Total Depreciated Cost = 12,099

Total Depreciated Cost (Upper floors and basement) = 479,180

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 2: Multiples &amp; Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

(8) Plumbing:

Typical, Multiple Residences 1 Up 7.95 1776 1.000 1.000 14,119

(13) Roof Structure:

Wood Joists, Wood or Composition  
 Deck 1-2U 7.32 312 1.120 1.000 2,558

(14) Roof Cover:

Wood, Shingles 2 Up 5.69 312 1.120 1.000 1,988

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences 1 Up 1349.30 3 1.000 1.000 4,048

## (40) Exterior Wall:

## Balcony:

|      |      |       |     |       |       |        |
|------|------|-------|-----|-------|-------|--------|
| Wood | 1 Up | 26.27 | 720 | 1.000 | 1.000 | 18,914 |
|------|------|-------|-----|-------|-------|--------|

|                               |        |
|-------------------------------|--------|
| Total Cost of Upper Stories = | 18,665 |
|-------------------------------|--------|

|                                                                          |       |
|--------------------------------------------------------------------------|-------|
| 2 Stories Above Ground, Number of stories multiplier for upper stories = | 1.000 |
|--------------------------------------------------------------------------|-------|

|                                |        |
|--------------------------------|--------|
| Total Cost of Lump-Sum Items = | 22,962 |
|--------------------------------|--------|

|                  |        |
|------------------|--------|
| Total Cost New = | 41,628 |
|------------------|--------|

Architectural Multiplier: 1.00

|                                 |        |
|---------------------------------|--------|
| Reproduction/Replacement Cost = | 41,628 |
|---------------------------------|--------|

|            |                                                                     |
|------------|---------------------------------------------------------------------|
| Eff.Age:15 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0 |
|------------|---------------------------------------------------------------------|

|                          |        |
|--------------------------|--------|
| Total Depreciated Cost = | 28,307 |
|--------------------------|--------|

|                       |                           |         |
|-----------------------|---------------------------|---------|
| ECF (2201 COMMERCIAL) | 1.750 => TCV of Bldg: 1 = | 888,101 |
|-----------------------|---------------------------|---------|

|                                     |                             |
|-------------------------------------|-----------------------------|
| Replacement Cost/Floor Area= 212.06 | Est. TCV/Floor Area= 234.20 |
|-------------------------------------|-----------------------------|

|                                                              |            |
|--------------------------------------------------------------|------------|
| Cost Estimates for Commercial/Industrial Building/Section: 2 | Built 1875 |
|--------------------------------------------------------------|------------|

Description of Occupancy: B&amp;B

Costs are taken from the Lodges - Inns and Cottages Bed and Breakfast Inns cost schedules.

|       |                              |       |
|-------|------------------------------|-------|
| <<<<< | Calculator Cost Computations | >>>>> |
|-------|------------------------------|-------|

|          |                  |
|----------|------------------|
| Class: D | Quality: Average |
|----------|------------------|

|                        |               |
|------------------------|---------------|
| Total Floor Area: 2014 | # of Units: 6 |
|------------------------|---------------|

Base Rate for Upper Floors = 108.71

|                                         |                 |      |
|-----------------------------------------|-----------------|------|
| (10) Heating system: Forced Air Furnace | Cost/SqFt: 7.40 | 100% |
|-----------------------------------------|-----------------|------|

Adjusted Square Foot Cost for Upper Floors = 116.11

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 2,014 | Base Cost New of Upper Floors = | 233,846 |
|-------------------------|---------------------------------|---------|

|                                 |         |
|---------------------------------|---------|
| Reproduction/Replacement Cost = | 233,846 |
|---------------------------------|---------|

|            |                                                                     |
|------------|---------------------------------------------------------------------|
| Eff.Age:20 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 |
|------------|---------------------------------------------------------------------|

|                          |         |
|--------------------------|---------|
| Total Depreciated Cost = | 140,308 |
|--------------------------|---------|

|       |                              |       |
|-------|------------------------------|-------|
| <<<<< | Segregated Cost Computations | >>>>> |
|-------|------------------------------|-------|

Costs taken from Segregated Cost Section 3: Stores &amp; Commercials

|                  |      |      |      |        |        |      |
|------------------|------|------|------|--------|--------|------|
|                  | Cost |      | # or | Height | Storys |      |
| Item Description | Col. | Rate | SqFt | Adj.   | Adj.   | Cost |

## (39) Miscellaneous

## Canopies &amp; Marquees:

|            |      |       |      |       |       |        |
|------------|------|-------|------|-------|-------|--------|
| Wood Frame | 2 Up | 43.26 | 1156 | 1.000 | 1.000 | 50,009 |
|------------|------|-------|------|-------|-------|--------|

|                                |        |
|--------------------------------|--------|
| Total Cost of Lump-Sum Items = | 50,009 |
|--------------------------------|--------|

|                  |        |
|------------------|--------|
| Total Cost New = | 50,009 |
|------------------|--------|

Architectural Multiplier: 0.50

|                                 |        |
|---------------------------------|--------|
| Reproduction/Replacement Cost = | 25,004 |
|---------------------------------|--------|

|            |                                                                     |
|------------|---------------------------------------------------------------------|
| Eff.Age:20 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 |
|------------|---------------------------------------------------------------------|

|                          |        |
|--------------------------|--------|
| Total Depreciated Cost = | 15,003 |
|--------------------------|--------|

|                               |       |          |      |       |           |
|-------------------------------|-------|----------|------|-------|-----------|
| Unit in Place Items           | Rate  | Quantity | Arch | %Good | Depr.Cost |
| /CI16/YARI/RAIPD/100S/DECFPEA | 24.21 | 144      | 1.00 | 100   | 3,486     |

|                       |                           |         |
|-----------------------|---------------------------|---------|
| ECF (2201 COMMERCIAL) | 1.750 => TCV of Bldg: 2 = | 277,893 |
|-----------------------|---------------------------|---------|

|                                     |                             |
|-------------------------------------|-----------------------------|
| Replacement Cost/Floor Area= 130.26 | Est. TCV/Floor Area= 137.98 |
|-------------------------------------|-----------------------------|

|                                                                      |           |
|----------------------------------------------------------------------|-----------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 1,165,994 |
|----------------------------------------------------------------------|-----------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-005-00 | = | 2,297,673 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 269.24, Most recent sale 01/23/2023 for 1,475,000

|                         |         |           |                |        |   |
|-------------------------|---------|-----------|----------------|--------|---|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |   |
| 958,300                 | 958,300 | 958,300   | 958,300        | 2.70   |   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |   |
| 2,700                   | 187,800 | 0         | 2,700          | 25,874 | 0 |

---

|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,148,800     | 1,148,800 | 1,148,800 | 986,874 | 986,874     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-122-005-10   | 2026 Est. T.C.V.    | CRYSTAL RIVER INVESTMENTS III LLC |
| Property Class: 202 |                     | W WESTERN AVE                     |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

## 2011 JBOR CORRECTED -

L342 P574 L367 P754/93 L598 P734/01 L823 P419/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 0 DEG 27'26" W ALG N-S 1/4 LN & C/L LAKE ST 693.94 FT TH N 89 DEG 32' 40" W ALG NLY R/W LN ST HWY M-22 33.01 FT TO POB TH CONT N 89 DEG 32' 40" W 190.97 FT TH N 00 DEG 40' 55" E 132 FT TH S 89 DEG 28' 34" E 188.35 FT TO WLY R/W LN LAKE ST TH S 00 DEG 27' 26" E 131.73 FT TO POB SEC 22 T29N R14W.

## MERGED BACK - NOT CONTIG

2011 ROLL MERGED WITH 006-031-034-31 L342 P574 L367 P754/93 L598 P734/01 L823 P419/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 0 DEG 27'26" W ALG N-S 1/4 LN & C/L LAKE ST 693.94 FT TH N 89 DEG 32' 40" W ALG NLY R/W LN ST HWY M-22 33.01 FT TO POB TH CONT N 89 DEG 32' 40" W 190.97 FT TH N 00 DEG 40' 55" E 132 FT TH S 89 DEG 28' 34" E 188.35 FT TO WLY R/W LN LAKE ST TH S 00 DEG 27' 26" E 131.73 FT TO POB SEC 22 T29N R14W. INCLUDING 006-031-020-20 L277 P44 L296 P726 L326 P463 L359 P548/93 PARCEL A - PRT NW 1/4 SEC 31 COM NW SEC COR TH S 88 DEG 18' 50" E 1791.54 FT TH S 0 DEG 55' 40" W 2562.69 FT FOR POB TH S 88 DEG 53' 50"E 428.96 FT TH S 09 DEG 38' 40" W ALG C/L CO RD 675 121.35 FT TH N 88 DEG 53' 50" W ALG 1/4 LN 410.53 FT TH N 00 DEG 55' 40" E ALG 1/8 LN 120 FT TO POB SEC 31 T29N R13W

## Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason                                    | Value |
|--------------------------------------------------------------------------|----------|--------|--------|--------|-------------------------|-------|-------------------------------------------|-------|
|                                                                          | 100.00   | 132.00 | 1.0000 | 0.0000 | 0                       | 100*  | CORNER                                    | 0     |
|                                                                          | 90.00    | 132.00 | 1.0000 | 0.0000 | 0                       | 100*  | EXCESS/NOPURC                             | 0     |
| 2000 COMM \$24/SQFT                                                      |          |        | 25013  | SqFt   | 24.00000                | 110   | CORNER & CENTER OF TOWN VACANT LEVEL SITE | 660   |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |        |        |                         |       |                                           |       |
| 190 Actual Front Feet, 0.57 Total Acres                                  |          |        |        |        | Total Est. Land Value = |       | 660,343                                   |       |

2026 Est. T.C.V. 006-122-005-10 = 660,343

Est. TCV/Total Floor Area = 77.38, Most recent sale 04/15/2022 for 575,000

|                         |         |           |                |                     |
|-------------------------|---------|-----------|----------------|---------------------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
| 300,200                 | 300,200 | 300,200   | 193,415        | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 30,000  | 0         | 5,222          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 330,200                 | 330,200 | 330,200   | 198,637        | 198,637 0           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-006-10   | 2026 Est. T.C.V.    | WORSLEY TRUST        |
| Property Class: 201 |                     | 6362 W WESTERN AVE   |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L257 P84 L280 P143 L441 P026-031/97 GA 158-1 L 197 P 544 BEG AT PT 660 FT E OF &  
 693 FT N OF S 1/4 COR TH N 221.15 FT TH E 100.00 FT TH S 221.15 FT TH W 100.00  
 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth    | Rate | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|----------|------|-------|--------|---------------------------------|
|                                                                          | 100.00       | 221.15 | 1.0000 | 0.0000   | 0    | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT | 22128  | SqFt   | 14.75000 | 100  |       |        | 326,395                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |          |      |       |        |                                 |
| 100 Actual Front Feet, 0.51 Total Acres                                  |              |        |        |          |      |       |        | Total Est. Land Value = 326,395 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 2800 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 100    | 5,000      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 94     | 100  |      | 0          |
| SEPTIC TANK 1250 GAL                                | 0.00 | 1    | 94     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 94     | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1900

(11) Heating System: Forced Heat & Cool

Ground Area = 1838 SF Floor Area = 2922 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 2 Story   | Siding   | Crawl Space | 704  |          |            |
| 1.5 Story | Siding   | Basement    | 408  |          |            |
| 1.5 Story | Siding   | Basement    | 352  |          |            |
| 1 Story   | Siding   | Crawl Space | 374  |          |            |
| Total:    |          |             |      | 398,984  | 179,592    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 3 | 4,352 | 1,958 |
| 3 Fixture Bath     | 2 | 9,133 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 1,375 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,152 |
| Water Well, 100 Feet | 1 | 5,847 | 2,631 |

##### Porches

|                |     |        |       |           |
|----------------|-----|--------|-------|-----------|
| WCP (1 Story)  | 308 | 10,863 | 7,414 | *91% Good |
| WGEP (1 Story) | 54  | 6,875  | 4,692 | *91% Good |
| WCP (1 Story)  | 84  | 4,706  | 2,647 | *75% Good |
| WCP (1 Story)  | 24  | 1,812  | 1,649 | *91% Good |

##### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 283 | 5,114 | 3,567 | *93% Good |
| Treated Wood | 24  | 1,096 | 1,008 | *92% Good |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 896 | 40,535 | 18,241 |
| Storage Over Garage | 896 | 12,096 | 5,443  |

Parcel Number: 45-006-122-006-10

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,245 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 2,931 |
|------------------|---|-------|-------|

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 336 | 5,507 | 2,478 |
|--------------|-----|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 524,040 | 243,134 |
|---------|---------|---------|

Notes: 2015 GARAGE ROOF REPAIR FROM STROM DAMAGE

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 486,268

2026 Est. T.C.V. 006-122-006-10

= 817,663

Est. TCV/Total Floor Area = 279.83, Most recent sale 03/21/1997 for 269,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 361,200                 | 361,200 | 361,200   | 302,464        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 47,600  | 0         | 8,166          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 408,800                 | 408,800 | 408,800   | 310,630        | 310,630     | 0       |

45-006-122-008-00                      2026 Est. T.C.V.                      KMW PROPERTY MANAGEMENT LLC  
 Property Class: 201                      6298 W WESTERN AVE  
 Map #: 35                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L269 P473 L305 P106/89 L603 P39/01 PRT SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 COR  
 SD SEC 22 TH N ALG N-S 1/4 LN SD SEC 692.91 FT TH S 88 DEG 55' 00" E ALG NLY R/W  
 LN ST HWY M-22 1000.56 FT FOR POB THN 165.16 FT TO S LN REC PLAT OF WHISPERING  
 PINES TH N 88 DEG 40' 32" E ALG SD PLAT LN 66.01 FT TH S 164.88 FT TO SD NLY R/W  
 LN TH N 88 DEG 55' 00" W ALG SD NLY R/W LN 66 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason                    | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|---------------------------|---------|
|             | 66.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  | CORNER                    | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 10890  | SqFt   | 14.75000 | 125   | CORNER LOCATION - IN TOWN | 200,784 |

\* denotes lines that do not contribute to the total acreage calculation.  
 66 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =                      200,784

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 725  | 50     | 3,019      |
| D/W/P: Asphalt Paving | 3.16 | 1537 | 50     | 2,428      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 90     |      | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 90     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 90     |      | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 5,447      |

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1951  
 Description of Occupancy: 2014

Costs are taken from the Stores - Retail cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D                      Quality: Low Cost  
 Stories: 2                      Story Height: 11                      Perimeter: 208  
 Overall Building Height: 16

Base Rate for Upper Floors = 103.16

Storage Basement Basement, Base Rate for Basement = 60.52

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 26.34                      100%  
 (10) Heating system: Package Heating & Cooling                      Cost/SqFt: 26.34                      100%  
                                          Combined Heating System adjustment: 52.68                      100%  
 Bsmnt Heating system: Hot Water, Radiant Floor                      Cost/SqFt: 24.28  
 Adjusted Square Foot Cost for Upper Floors = 155.84  
 Adjusted Square Foot Cost for Basement = 84.80

Total Floor Area: 2,638                      Base Cost New of Upper Floors =                      411,106  
 Basement Area: 1,319                      Base Cost New of Basement =                      111,851  
 1,319 Sq.Ft. of Bsmnt Splr. @ 5.38,                      Cost New =                      7,096

Reproduction/Replacement Cost =                      530,053  
 Eff.Age:3                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0  
                                          Total Depreciated Cost =                      492,949

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 1 =                      862,661  
                                          Replacement Cost/Floor Area= 200.93                      Est. TCV/Floor Area= 327.01

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 1951

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: C                      Quality: Low Cost  
 Stories: 1                      Story Height: 10                      Perimeter: 140

Base Rate for Upper Floors = 69.76



Parcel Number: 45-006-122-008-00

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(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.50 100%  
 Adjusted Square Foot Cost for Upper Floors = 76.26

Total Floor Area: 1,144 Base Cost New of Upper Floors = 87,242

Reproduction/Replacement Cost = 87,242  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
 Total Depreciated Cost = 39,259

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 68,703  
 Replacement Cost/Floor Area= 76.26 Est. TCV/Floor Area= 60.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 931,364

2026 Est. T.C.V. 006-122-008-00 = 1,137,595

Est. TCV/Total Floor Area = 300.79, Most recent sale 12/08/2009 for 338,213

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 484,000       | 484,000        | 484,000 | 352,665      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 84,800         | 0       | 0            | 9,521          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 568,800       | 568,800        | 568,800 | 362,186      | 362,186        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-122-010-00   | 2026 Est. T.C.V.    | DUMBRILL RICHARD S & LUCILLE C |
| Property Class: 401 |                     | 6224 W RIVER RD                |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L 246 P 567 GA 161-1 PRT SE 1/4 COM 1132.56 FT E OF N & S 1/4LN & 693 FT N OF S  
 SEC LN TH N 165 FT TH E 313.5 FT TH S 56 DEG 15' W 66 FT TOPOB TH S 56 DEG 15' W  
 155.76 FT TH N 194.17 FT TH N 56 DEG 15' E 51.48 FT TH S 32 DEG 25' E 165 FT TO  
 POB SEC 22 T29N R14W .4 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 180.00 | 0.9926 | 0.8020 | 3400       | 100   |                        | 270,686 |
| B 100' @ 3400/                          | 3.00     | 180.00 | 0.9926 | 0.8020 | 3400       | 50    | SURPLUS: ZONING 100 FT | 4,060   |
| 103 Actual Front Feet, 0.43 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 274,746 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10     | 891  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1224 SF Floor Area = 1530 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,224  |          |            |
|            |          |             | Total: | 196,731  | 108,202    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 305 | 5,365 | 2,951 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 280 13,591 7,475

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

Totals: 235,101 129,306

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 284,473

2026 Est. T.C.V. 006-122-010-00 = 560,719

Est. TCV/Total Floor Area = 366.48, Most recent sale 04/22/1984 for 10

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 260,000                 | 260,000 | 260,000 | 88,395       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 20,400  | 0       | 0            | 2,386          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 280,400                 | 280,400 | 280,400 | 90,781       | 90,781         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-011-00   | 2026 Est. T.C.V.    | DUMBRILL LUCILLE C   |
| Property Class: 402 |                     | W WESTERN AVE        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L 246 P 567 GA 162 PRT OF SE 1/4 COM 1132.56 FT E OF N & S 1/4 LN & 693 FT N OF  
 S SEC LN TH N 165 FT TH E 313.5 FT TO HWY M-22 TH S 56 DEG15' W 66 FT FOR POB TH  
 N 32 DEG 15' W 330 FT TH N 56 DEG 15' E 32 FT TH S 32 DEG 15' E 330 FT TO N LN  
 HWY M-22 TH S 56 DEG 15' W 32 FT TO POB SEC 22 T29N R14W .5 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| C 100' @ 2000/                         | 32.00    | 330.00 | 1.3296 | 0.9333 | 2000 | 100   | ADJ PROP OWNER          | 79,414 |
| 32 Actual Front Feet, 0.24 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 79,414 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-122-011-00 | = | 79,414 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 51.90, Most recent sale 04/22/1984 for 10

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 39,700                  | 39,700 | 39,700    | 7,994          | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 215            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 39,700                  | 39,700 | 39,700    | 8,209          | 8,209       | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-122-011-10   | 2026 Est. T.C.V.    | DUMBRILL RICHARD S & LUCILLE C |
| Property Class: 402 |                     | W WESTERN AVE                  |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L 246 P 567 GA 162A PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N  
 693 FT TH CONT N 165 FT TH E 313.5 FT TO HWY M-22 FOR POB TH N 56 DEG 15' E 66  
 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N  
 34 DEG W TO POB SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|-------|--------|--------|------|-------|-------------------------|--------|
| C 100' @ 2000/                         | 66.00    | 30.00 | 1.1095 | 0.5125 | 2000 | 100   | ADJ PROP OWNER          | 75,049 |
| 66 Actual Front Feet, 0.04 Total Acres |          |       |        |        |      |       | Total Est. Land Value = | 75,049 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-122-011-10 | = | 75,049 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 49.05, Most recent sale 04/22/1984 for 10

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 37,500                  | 37,500 | 37,500 | 3,370        | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 90             | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 37,500                  | 37,500 | 37,500 | 3,460        | 3,460          | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-012-00   | 2026 Est. T.C.V.    | PRINGLE H L & LORNA R TRUST |
| Property Class: 401 |                     | 6206 W RIVER RD             |
| Map #: 35 & 36      | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT FOR POB TH S 56 DEG 15'W 34 FT TH N 32 DEG 15' W 330 FT TH N 56DEG 15' E 100 FT TH S 32 DEG 15' E 330 FT TH S 56 DEG 15' W 66 FT TO POB SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage                | Depth  | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|-----------------------------------------|-------------------------|--------|--------|--------|------|-------|---------|---------|
| B 100' @ 3400/                          | 100.00                  | 330.00 | 1.0000 | 0.9333 | 3400 | 100   |         | 317,311 |
| 100 Actual Front Feet, 0.76 Total Acres | Total Est. Land Value = |        |        |        |      |       | 317,311 |         |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 21.93    | 140  | 50     | 1,535      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,035      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D 10 Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 643 SF Floor Area = 643 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 643    |          |            |
|         |          |             | Total: | 87,904   | 57,127     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 655 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,724 |
| Water Well, 100 Feet | 1 | 5,252 | 3,414 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 145 | 3,152 | 2,049 |
|--------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,639 | 1,065 |
|------------------|---|-------|-------|

Totals: 103,145 67,034

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 147,475

2026 Est. T.C.V. 006-122-012-00 = 467,821

Est. TCV/Total Floor Area = 727.56

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 226,100                 | 226,100 | 226,100   | 19,664         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 7,800   | 0         | 530            | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 233,900                 | 233,900 | 233,900   | 20,194         | 20,194      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-012-10   | 2026 Est. T.C.V.    | PRINGLE H L & LORNA R TRUST |
| Property Class: 402 |                     | W WESTERN AVE               |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TH N 56 DEG 15' E ALG NLN OF HWY M-22 66 FT FOR POB TH N 56 DEG15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO N LN OF HWY M-22 TO POB UND 1/3 INTEREST EACH TO HOMER L PRINGLEIII & MARILYN M HANSEN & KATHRYN I POMPY (TENANTS IN COMMON) SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth            | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|-----------------------|----------|------------------|--------|--------|------------|-------|--------------|--------|
| C 100' @ 2000/        | 66.00    | 30.00            | 1.1095 | 0.5125 | 2000       | 100   |              | 75,049 |
| 66 Actual Front Feet, |          | 0.04 Total Acres |        |        | Total Est. |       | Land Value = | 75,049 |

2026 Est. T.C.V. 006-122-012-10 = 75,049

Est. TCV/Total Floor Area = 116.72

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 37,500        | 37,500         | 37,500 | 10,643       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 287            | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 37,500        | 37,500         | 37,500 | 10,930       | 10,930         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-013-00   | 2026 Est. T.C.V.    | HIGH WATER HOLDINGS LLC |
| Property Class: 201 |                     | 6249 W RIVER RD         |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L248 P53 L258 P963 L543 P235/00 L607 P440/01 L802 P159/04 PRT OF SE 1/4 SEC 22  
 COM 1446.6 FT E & 858 FT N OF S 1/4 SEC COR TH S 34 DEG E 66 FT FOR POB TH S 34  
 DEG E 33 FT TO C/L CRYSTAL RIVER TH S 56 DEG W 280.5 FT TH N 34 DEG W TO HWY  
 M-22 TH NELY ON EDGE HWY R/W 280.5 FT TH S 34 DEG E TO POB BEING RIVERSIDE SHOP  
 PROPERTY SEC 22 T29N R14W .4 A M/L.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description            | Frontage | Depth | Front     | Depth    | Rate | %Adj. | Reason            | Value   |
|------------------------|----------|-------|-----------|----------|------|-------|-------------------|---------|
|                        | 280.00   | 40.00 | 1.0000    | 0.0000   | 0    | 100*  |                   | 0       |
| 2000 COMM \$24/SQFT    |          |       | 8895 SqFt | 24.00000 | 100  |       | RIVER SIDE        | 213,478 |
| 2000 COMM \$0/SQFT ROW |          |       | 2300 SqFt | 0.00000  | 100  |       | EST AREA IN RIVER | 0       |

\* denotes lines that do not contribute to the total acreage calculation.  
 280 Actual Front Feet, 0.26 Total Acres      Total Est. Land Value = 213,478

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33  | 500  | 97     | 4,040      |
| D/W/P: Crushed Rock                                 | 2.31  | 2500 | 97     | 5,602      |
| Wood Frame                                          | 30.07 | 96   | 100    | 2,887      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 12,529     |

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100

#### Building Areas

| Stories                     | Exterior             | Foundation | Size | Cost New | Depr. Cost |           |
|-----------------------------|----------------------|------------|------|----------|------------|-----------|
| Other Additions/Adjustments |                      |            |      |          |            |           |
| Plumbing                    |                      |            |      |          |            |           |
|                             | Average Fixture(s)   |            | 1    | 2,136    | 2,136      |           |
| Water/Sewer                 |                      |            |      |          |            |           |
|                             | 1000 Gal Septic      |            | 1    | 5,541    | 5,541      |           |
|                             | Water Well, 100 Feet |            | 1    | 6,514    | 6,514      |           |
| Deck                        |                      |            |      |          |            |           |
|                             | Treated Wood         |            | 396  | 6,748    | 6,546      | *97% Good |
| Built-Ins                   |                      |            |      |          |            |           |
|                             | Appliance Allow.     |            | 1    | 3,976    | 3,976      |           |
| Totals:                     |                      |            |      | 24,915   | 24,713     |           |

Notes:

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

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2022

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 10      Perimeter: 165

Base Rate for Upper Floors = 136.17

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 25.55      100%  
 Adjusted Square Foot Cost for Upper Floors = 161.72

Total Floor Area: 1,065      Base Cost New of Upper Floors = 172,232

Parcel Number: 45-006-122-013-00

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 1,035 Sq.Ft. of Sprinklers @ 6.89, Cost New = 7,131

Reproduction/Replacement Cost = 179,363  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 175,776

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 307,608  
 Replacement Cost/Floor Area= 168.42 Est. TCV/Floor Area= 288.83

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 307,608

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2026 Est. T.C.V. 006-122-013-00 = 583,041

Est. TCV/Total Floor Area = 547.46, Most recent sale 05/03/2004 for 427,745

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 260,300       | 260,300    | 260,300 | 229,647      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,200     | 0       | 0            | 6,200          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 291,500       | 291,500    | 291,500 | 235,847      | 235,847        | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-122-014-10   | 2026 Est. T.C.V.    | UP NORTH VENTURES LLC |
| Property Class: 201 |                     | 6260 W RIVER RD       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

2011 ROLL PARCEL 1 PART OF SE 1/4 SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT SOUTH 1/4 CNR SECTION 22; THENCE NORTH, ALONG NORTH & SOUTH 1/4 LINE, 693.12 FT; THENCE SOUTH 88°47'30" EAST, 1132.56 FT TO POB; THENCE SOUTH 88°47'30" EAST, 132.00 FT; THENCE NORTH 165.00 FT; THENCE NORTH 88°47'30" WEST, 3.47 FT; THENCE NORTH 55.99 FT; THENCE SOUTH 57°43'50" WEST, ALONG SOUTH LINE OF RECORDED PLAT OF WHISPERING PINES 101.48 FT; THENCE NORTH 88°47'30" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID PLAT, 42.70 FEET; THENCE SOUTH 165.00 FEET TO THE POB. FORMERLY KNOWN AS L403 P599 L406 P105/95 LDA COM S 1/4 COR SD SEC 22 TH ALG N-S 1/4 LN SD SEC N 693.12 FT TH S 88 DEG 47' 30" E 1132.56 FT TO POB TH N 165 FT TH S 88 DEG 47' 30" E 42.70 FT TH N 57 DEG 43' 50" E 101.48 FT TH S 55.99 FT TH N 88 DEG 47' 30" W 85.83 FT TH S 165 FT TH W 66 FT TO POB ALSO PRT COM S 1/4 COR SD SEC 22 TH N 693 FT & 1132.56 FT E TH N 165 FT TH E 66 FT TH S 82.5 FT TO POB TH FROM SD POB S 82.5 FT M/L TO EDGE ST HWY M-22 TH ELY 16.5 FT ALG EDGE OF HWY TH IN NWLY DIRECTION IN STRAIGHT LN TO POB ALSO PRT LOT 7 WHISPERING PINES BEG AT SW COR SD LOT 7 TH N 04 DEG 49'00" E ALG W LN LOT 7 108.95 FT TH S 85 DEG 30'59" E 99.32 FT TH S 00 DEG 02'05" E 47.36 FTTH S 57 DEG 46'55" W 101.41 FT TH N 88 DEG 24'02" W 22.41 FT TO POB SEC 22 T29N R14W. SPLIT ON 02/21/2011 FROM 006-122-014-00; & GA 161 L403 P599-610 L406 P105-106/95 COM AT A POINT 1198.56 FT E FROM N-S 1/4LN SD SEC 22 & 858 FT N FROM SEC LN ON S SIDE SD SEC 22 TH E 66 FT TH S 165 FT TH W 33 FT TH NLY TO POB ALSO COM 1132.56 FT E FROM N-S 1/4 LN SD SEC 22 & 693 FT N FROM SEC LN ON S SIDE SD SEC 22 TH N 165 FT TH E 66 FT TO POB TH S 165 FT M/L TO EDGE OF ST HWY M-22 TH ELY 33 FT ALG EDGE OF HWY TH IN NWLY DIRECTION IN STRAIGHT LN TO POB EXC PRT COM S 1/4 POST SD SEC TH N 693 FT TH E 1132.56 FT TH N 165 FT TH E 66 FT TH S 825 FT TO POB TH S 82.5 FT M/L TO EDGE ST HWY M-22 TH ELY 16.5 FT ALG EDGE OF HWY TH IN NWLY DIRECTION IN STRAIGHT LINE TO POB SEC 22 T29N R14W.

SPLIT/COMB. ON 02/21/2011 COMPLETED / / POLLY LAND SPLIT ;  
 PARENT PARCEL(S): 006-122-014-00;  
 CHILD PARCEL(S): FROM 006-122-014-00 TO 006-122-014-10;

-----  
 2011 SPLIT & COMBINED - COMBINED FRONT PARCELS 9 & 14, AND SEPERATE BACK SOUTH PART LOT 7 WHIPSERING PINES (PARCEL 2)  
 006-122-014-10 & 006-835-007-10

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason                 | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|------------------------|---------------------------------|
|                                                                          | 143.23       | 170.31 | 1.0000 | 0.0000 | 0        | 100*  |                        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 20038  | SqFt   | 14.75000 | 105   | CORNER PARCEL LOCATION | 310,337                         |
| 2000 COMM                                                                | \$0/SQFT ROW |        | 4356   | SqFt   | 0.00000  | 100   |                        | 0                               |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |                        |                                 |
| 143 Actual Front Feet, 0.56 Total Acres                                  |              |        |        |        |          |       |                        | Total Est. Land Value = 310,337 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 97     | 19,400     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 19,400     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 164  
 Overall Building Height: 8

Base Rate for Upper Floors = 93.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.86 100%  
 Adjusted Square Foot Cost for Upper Floors = 117.31



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-015-01   | 2026 Est. T.C.V.    | WWM PROPERTIES LLC   |
| Property Class: 402 |                     | W RIVER RD           |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L246 P560 L272 P113-115/87 L736 P274/03 PRT OF SE 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR TH E 1446.06 FT TH N 858 FT TH N 50 DEG 15' E 66 FT ALG NLY LN OF HWY M-22 FOR POB TH N 32 DEG 15' W 165 FT TH N 56 DEG 15' E 198 FT TH S 32 DEG 07' E 165 FT M/L TO NLY LN OF HWY M-22 TH S 32 DEG 07' E TO THREAD OF N BEND OF CRYSTAL RIVER TH SWLY ALG SD THREAD 132 FT TH N 32 DEG 07' W TO N LN SD HWY TH S 56 DEG 15' W ALG SD N LN 66 FT TO POB EXC PRT SE 1/4 OF SE FRL 1/4 COM 1446.06 FT E & 858 FT N OF S 1/4 COR TH N 50 DEG 15' E 132 FT ALG NLY LN M-22 FOR POB TH N 32 DEG 15' W 165 FT TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E 165 FT M/L TO NLY LN M-22 TH S 32 DEG 07' E TO THREAD OF N BEND OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT M/L TH N 32 DEG 07' W TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| B 100' @ 3400/                          | 66.00    | 165.00 | 0.9329 | 0.7848 | 3400 | 100   |        | 164,296                         |
| B 100' @ 3400/                          | 66.00    | 215.16 | 0.9329 | 0.8386 | 3400 | 100   |        | 175,569                         |
| 132 Actual Front Feet, 0.58 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 339,865 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 26.81 | 160  | 97     | 4,161      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,161      |

2026 Est. T.C.V. 006-122-015-01 = 344,026

Est. TCV/Total Floor Area = 308.82

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 177,000                 | 177,000 | 177,000 | 69,396       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -5,000  | 0       | 0            | 1,873          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 172,000                 | 172,000 | 172,000 | 71,269       | 71,269         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-015-10   | 2026 Est. T.C.V.    | WWM PROPERTIES LLC   |
| Property Class: 401 |                     | 6168 W RIVER RD      |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L272 P116-118/87 L736 P274/03 PRT OF SE 1/4 OF SE FRL 1/4 SEC 22 COM 1446.06 FT E & 858 FT N OF S 1/4 COR TH N 50 DEG 15' E 132 FT ALG NLY LN M-22 FOR POB TH N 32 DEG 15' W 165 FT TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E 165 FT M/L TO NLY LN M-22 TH S 32 DEG 07' E TO THREAD OF N BEND OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT M/L TH N 32 DEG 07' W TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| B 100' @ 3400/                          | 66.00    | 165.00 | 0.9329 | 0.7848 | 3400 | 100   |                 | 164,296                         |
| B 100' @ 3400/                          | 66.00    | 50.00  | 0.9329 | 0.5823 | 3400 | 100   | STIP ACCROSS RD | 121,899                         |
| 132 Actual Front Feet, 0.33 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 286,195 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1354 SF Floor Area = 1354 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,060 |          |            |
| 1 Story | Siding   | Crawl Space | 294   |          |            |
| Total:  |          |             |       | 176,303  | 114,567    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 352 | 5,977 | 3,885 |
|-----|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 203,641 132,337

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 291,141

2026 Est. T.C.V. 006-122-015-10 = 579,836

Est. TCV/Total Floor Area = 428.24

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 268,500                 | 268,500 | 268,500   | 115,147        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 21,400  | 0         | 3,108          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 289,900                 | 289,900 | 289,900   | 118,255        | 118,255     | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-016-00   | 2026 Est. T.C.V.    | PRINGLE H L & LORNA R TRUST |
| Property Class: 401 |                     | 6118 W RIVER RD             |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L263 P578 L365 P180/93 L478 P74/98 L640 P544/02 L704 P595&596/03 L828 P828  
P273/04 PRT SE 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH ALG N-S 1/4 LN N  
693.12 FT TH ALG NLY R/W LN ST HWY M-22 S 88 DEG 47'30" E 1132.56 FT TH N 165 FT  
TH S 88 DEG 47'30" E 42.70 FT TH N 57 DEG 43'50" E 101.48 FT TH N 47.46 FT TH N  
56 DEG 45'30" E 513.48 FT TO POB TH ALG SELY LN PLAT OF WHISPERING PINES N 56  
DEG 45'30" E 132 FT TH S 31 DEG 35'30" E 263.47 FT TO LEFT BANK OF CRYSTAL RIVER  
TH UPSTREAM ALG SD BANK S 50 DEG 41'15" W 133.13 FT TH N 31 DEG 35'30" W 277.68  
FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 270.00 | 0.9329 | 0.8876 | 3400 | 100   |                        | 281,549 |
| B 100' @ 3400/                          | 32.00    | 270.00 | 0.9329 | 0.8876 | 3400 | 50    | SURPLUS: ZONING 100 FT | 45,048  |
| 132 Actual Front Feet, 0.82 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 326,597 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 28.51 | 120  | 50     | 1,710      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 95     | 1,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,135      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1943

(11) Heating System: Forced Heat & Cool

Ground Area = 1036 SF Floor Area = 1036 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,036  |          |            |
|         |          |             | Total: | 150,034  | 97,522     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 52 | 1,670 | 1,085 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 185 | 3,865 | 2,512 |
| Treated Wood | 50  | 1,723 | 1,120 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |           |
|-------------|-----|--------|--------|-----------|
| Base Cost   | 576 | 21,905 | 20,372 | *93% Good |
| Door Opener | 1   | 537    | 499    |           |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 201,095 | 136,995 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-122-016-00

Page: 2

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 301,389

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-122-016-00                                             | =       | 631,121   |
| Est. TCV/Total Floor Area = 609.19, Most recent sale 08/10/2007 for 269,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 296,000                                                                     | 296,000 | 296,000   |
|                                                                             |         | 156,623   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 19,600  | 0         |
|                                                                             |         | 4,228     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 315,600                                                                     | 315,600 | 315,600   |
|                                                                             |         | 160,851   |
|                                                                             |         | 160,851   |
|                                                                             |         | 0         |

45-006-122-017-02  
Property Class: 401  
Map #: 36

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MENACHER THOMAS F & WENDY S TRUST  
6116 W CRYSTAL BEND DR  
GLEN ARBOR, MI 49636

SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL2  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET TO THE POINT OF BEGINNNG; THENCE N22°07'13"W 516.59 FEET (RECORDED AS N22°06'55"W 515.96 FEET) TO THE SOUTH BANK OF THE NORTH PART OF THE CRYSTAL RIVER; THENCE, ALONG SAID SOUTH BANK, N51 °00'32"E 88.48 FEET; THENCE N75°36'34"E 28.50 FEET; THENCE S24°51'53"E 527.39 FEET; THENCE S63°03'28"W 138.65 FEET TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES OF LAND. TOGETHER WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS IN PART OF THE SOUTHEAST L/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, AS RECORDED AS EASEMENT "A" IN LIBER 545, PAGE 717, MORE FULLY DESCRIBED AS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 23, S89°L0'00"E 75.02 FEET; THENCE N28°57'25"W 709.79 FEET TO THE POINT OF BEGINNING; THENCE S63°02'45"W 237.50 FEET; THENCE S62°26'38"W 275.46 FEET; THENCE S42°09'44"W 230.41 FEET; THENCE S61 °5L'20"W 183.29 FEET; THENCE S68°49'58"W 168.52 FEET; THENCE S62°06'01 "W 91.50 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE N88°55'30"W 41.40 FEET TO THE EAST 1/8 CORNER OF SAID SECTION; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION N88°54'59"W 104.60 FEET TO THE SOUTHEAST CORNER OF THE RECORDED PLAT OF "THE VILLAGE OF GLEN ARBOR"; THENCE ALONG THE EAST LINE OF SAID PLAT N00°01'00"W 66.00 FEET; THENCE S88°55'30"E L 02.60 FEET; THENCE N80°34'20"E 109.66 FEET; THENCE N70°5L'20"E 166.69 FEET; THENCE N61 °51'20"E 173.33 FEET; THENCE N41°25'20"E 231.15 FEET; THENCE N63°02'45"E 519.75 FEET; THENCE S28°57'25"E 39.02 FEET TO THE POINT OF BEGINNING. PARCEL 2 - NO BUILD AREA PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, R14W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 782.78 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING N22°07' 13 "W 145.13 FEET TO THE SOUTH BANK OF THE NORTH PART OF THE CRYSTAL RIVER; THENCE, ALONG SAID SOUTH BANK, N51 °00'32"E 88.48 FEET; THENCE N75°36'34"E 28.50 FEET; THENCE S 24°51'53"E 226.60 FEET; THENCE N86°29'4L"W 137.26 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRE OF LAND.

Split/Comb. on 04/12/2017 completed 04/12/2017 TIM ;  
Parent Parcel(s): 006-122-017-01;  
Child Parcel(s): 006-122-017-02, 006-122-017-03;  
-----

#### Land Value Estimates for Land Table 4120.4120 RESI

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason               | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|----------------------|---------|
| B 100' @ 3400/                                                  | 100.00   | 631.49 | 0.9216 | 1.0977 | 3400 | 100   |                      | 343,928 |
| B 100' @ 3400/                                                  | 38.65    | 631.49 | 0.9216 | 1.0977 | 3400 | 50    | ZONING 100': SURPLUS | 66,464  |
| 139 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                      | 410,392 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33 | 1200 | 50     | 4,998      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 4,998      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 2024

(11) Heating System: Forced Heat & Cool  
Ground Area = 1869 SF Floor Area = 2612 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,869 |          |            |

Parcel Number: 45-006-122-017-02

Page: 2

|                                                          |                      |          |         |         |         |
|----------------------------------------------------------|----------------------|----------|---------|---------|---------|
| 1 Story                                                  | Siding               | Overhang | 276     |         |         |
|                                                          |                      |          | Total:  | 340,912 | 337,515 |
| Other Additions/Adjustments                              |                      |          |         |         |         |
| Plumbing                                                 |                      |          |         |         |         |
|                                                          | Average Fixture(s)   |          | 1       | 1,451   | 1,436   |
|                                                          | 3 Fixture Bath       |          | 2       | 9,133   | 9,042   |
| Water/Sewer                                              |                      |          |         |         |         |
|                                                          | 2000 Gal Septic      |          | 1       | 9,503   | 9,408   |
|                                                          | Water Well, 150 Feet |          | 1       | 8,608   | 8,522   |
| Porches                                                  |                      |          |         |         |         |
|                                                          | WPP                  |          | 252     | 5,360   | 5,306   |
|                                                          | WCP (1 Story)        |          | 49      | 3,290   | 3,257   |
| Garages                                                  |                      |          |         |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |                      |          |         |         |         |
|                                                          | Common Wall: 2 Wall  |          | 1       | -5,280  | -5,227  |
|                                                          | Door Opener          |          | 2       | 1,075   | 1,064   |
|                                                          | Base Cost            |          | 1022    | 44,202  | 43,760  |
| Built-Ins                                                |                      |          |         |         |         |
|                                                          | Appliance Allow.     |          | 1       | 2,767   | 2,739   |
| Fireplaces                                               |                      |          |         |         |         |
|                                                          | Prefab 1 Story       |          | 1       | 2,593   | 2,567   |
|                                                          |                      |          | Totals: | 423,614 | 419,389 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 922,656

|                                                                             |         |           |                |             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|-----------|
| 2026 Est. T.C.V. 006-122-017-02                                             |         |           |                |             | =       | 1,338,046 |
| Est. TCV/Total Floor Area = 512.27, Most recent sale 06/11/2021 for 222,500 |         |           |                |             |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |           |
| 596,500                                                                     | 596,500 | 596,500   | 474,474        | 2.70        |         |           |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |           |
| 0                                                                           | 72,500  | 0         | 12,810         | 0           |         |           |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |           |
| 669,000                                                                     | 669,000 | 669,000   | 487,284        | 487,284     | 487,284 |           |



45-006-122-017-03  
Property Class: 401  
Map #: 36

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MURPHY WENDY M & JOSEPH F  
6108 W CRYSTAL BEND DR  
GLEN ARBOR, MI 49636

SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL 1 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET; THENCE N63°03'28"E 138.65 FEET TO THE POINT OF BEGINNING; THENCE N24°51'53"W 527.39 FEET TO THE SOUTHERLY BANK OF THE NORTH PART OF THE CRYSTAL RIVER; THENCE, ALONG SAID BANK, N75°36'34"E 79.20 FEET; THENCE N37°21'32"E 40.06 FEET; THENCE S27°36'24"E 527.23 FEET; THENCE S63°03'28"W 138.65 FEET TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES OF LAND. TOGETHER WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS IN PART OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, AS RECORDED AS EASEMENT "A" IN LIBER 545, PAGE 717, MORE FULLY DESCRIBED AS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 23, S89°10'00"E 75.02 FEET; THENCE N28°57'25"W 709.79 FEET TO THE POINT OF BEGINNING; THENCE S63°02'45"W 237.50 FEET; THENCE S62°26'38"W 275.46 FEET; THENCE S42°09'44"W 230.41 FEET; THENCE S6L 0 5L'20"W 183.29 FEET; THENCE S68°49'58"W 168.52 FEET; THENCE S62°06'01"W 91.50 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE N88°55'30"W 41.40 FEET TO THE EAST ~ CORNER OF SAID SECTION; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION N88°54'59"W 104.60 FEET TO THE SOUTHEAST CORNER OF THE RECORDED PLAT OF "THE VILLAGE OF GLEN ARBOR"; THENCE ALONG THE EAST LINE OF SAID PLAT N00°01'00"W 66.00 FEET; THENCE S88°55'30"E 102.60 FEET; THENCE N80°34'20"E 109.66 FEET; THENCE N70°5L'20"E 166.69 FEET; THENCE N6L 0 5L'20"E 173.33 FEET; THENCE N41 °25'20"E 231.15 FEET; THENCE N63°02'45"E 519.75 FEET; THENCE S28°57'25"E 39.02 FEET TO THE POINT OF BEGINNING. PARCEL 1 - NO BUILD AREA PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4 W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET; THENCE N63°03'28"E 138.65 FEET; THENCE N24°51'53"W 300.79 FEET TO THE POINT OF BEGINNING OF SAID NO BUILD AREA; THENCE CONTINUING N24°5L'53"W 226.60 FEET TO THE SOUTHERLY BANK OF THE NORTH PART OF THE CRYSTAL RIVER; THENCE, ALONG SAID BANK, N75°36'34"E 79.20 FEET; THENCE N37°2L'32"E 40.06 FEET; THENCE S27°36'24"E 144.47 FEET TO THE SOUTH BANK OF THE SOUTH PART OF THE CRYSTAL RIVER; THENCE, ALONG SAID SOUTH BANK, S29°23'08"W 148.15 FEET TO THE POINT OF BEGINNING. CONTAINING 0.47 ACRE OF LAND. TOGETHER WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO.

Split/Comb. on 04/12/2017 completed 04/12/2017 TIM ;  
Parent Parcel(s): 006-122-017-01;  
Child Parcel(s): 006-122-017-02, 006-122-017-03;  
-----

#### Land Value Estimates for Land Table 4120.4120 RESI

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason               | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|----------------------|---------|
| B 100' @ 3400/                          | 100.00   | 618.92 | 0.9216 | 1.0922 | 3400 | 100   |                      | 342,204 |
| B 100' @ 3400/                          | 38.65    | 618.92 | 0.9216 | 1.0922 | 3400 | 50    | ZONING 100': SURPLUS | 66,131  |
| 139 Actual Front Feet, 1.97 Total Acres |          |        |        |        |      |       |                      |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                      | 408,335 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33     | 240  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 350  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2018

(11) Heating System: Forced Heat & Cool  
Ground Area = 1756 SF Floor Area = 2466 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,756 |          |            |
| 1 Story    | Siding   | Overhang    | 271   |          |            |
| Total:     |          |             |       | 337,999  | 321,117    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |
| 2 Fixture Bath     | 1 | 3,056 | 2,903 |
| Separate Shower    | 1 | 1,336 | 1,269 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,543 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 412 | 14,494 | 13,769 |
| WGE (1 Story) | 185 | 15,510 | 14,734 |
| WPP           | 386 | 7,017  | 6,666  |
| WCP (1 Story) | 158 | 7,347  | 6,980  |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 605 | 30,347 | 28,830 |
| Storage Over Garage | 161 | 2,174  | 2,065  |
| Common Wall: 1 Wall | 1   | -2,640 | -2,508 |
| Door Opener         | 1   | 537    | 510    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,463 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 439,185 417,243

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 917,935

2026 Est. T.C.V. 006-122-017-03 = 1,328,770

Est. TCV/Total Floor Area = 538.84, Most recent sale 07/15/2025 for 1,875,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 591,300                 | 591,300 | 591,300   | 379,863        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 73,100  | 0         | 284,537        | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 664,400                 | 664,400 | 664,400   | 390,119        | 664,400     | 0       |  |

45-006-122-017-11  
Property Class: 401  
Map #: 36

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BC MANAGEMENT LLC  
6150 W CRYSTAL BEND DR  
GLEN ARBOR, MI 49636

L1206P465 THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, 1320.48 FEET; THENCE ALONG THE EAST 1/8 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 1/8 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 570.27 FEET TO THE SOUTH BANK OF THE NORTH PART OF THE CRYSTAL RIVER; THENCE ALONG SAID BANK NORTH 55 DEGREES 40 MINUTES 40 SECONDS EAST, 233.00 FEET; THENCE SOUTH 22 DEGREES 06 MINUTES 55 SECONDS EAST, 591.96 FEET; THENCE SOUTH 61 DEGREES 51 MINUTES 20 SECONDS WEST, 165.05 FEET; THENCE SOUTH 70 DEGREES 51 MINUTES 20 SECONDS WEST, 172.09 FEET; THENCE SOUTH 80 DEGREES 34 MINUTES 20 SECONDS WEST, 115.50 FEET TO THE POINT OF BEGINNING. EXCEPT THE WESTERLY 100 FEET THEREOF. EASEMENT A: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION, 1320.48 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 33.00 FEET; THENCE NORTH 80 DEGREES 34 MINUTES 20 SECONDS EAST, 101.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 80 DEGREES 34 MINUTES 20 SECONDS EAST, 13.92 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 20 SECONDS EAST, 172.09 FEET; THENCE NORTH 61 DEGREES 51 MINUTES 20 SECONDS EAST, 49.86 FEET; THENCE NORTH 11 DEGREES 49 MINUTES 05 SECONDS WEST, 64.93 FEET; THENCE 37.54 FEET, ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD EQUALS NORTH 04 DEGREES 41 MINUTES 14 SECONDS WEST, 37.24 FEET); THENCE NORTH 02 DEGREES 26 MINUTES 36 SECONDS EAST, 69.01 FEET TO THE POINT OF ENDING. EXISTING 33 FOOT EASEMENT: TOGETHER WITH AND SUBJECT TO A NONEXCLUSIVE EASEMENT OVER THAT PART OF THE NORTH 33 FEET OF THE SOUTH 66 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, BEING OF THE PLATTED PORTION OF THE ORIGINAL GLEN ARBOR PLAT. MORE COMMONLY KNOWN AS: 6150 W CRYSTAL BEND DR, GLEN ARBOR, MI 49636

L1138P201SD THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, 1320.48 FEET; THENCE ALONG THE EAST 1/8 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 1/8 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 570.27 FEET TO THE SOUTH BANK OF THE NORTH PART OF THE CRYSTAL RIVER; THENCE ALONG SAID BANK NORTH 55 DEGREES 40 MINUTES 40 SECONDS EAST, 233.00 FEET; THENCE SOUTH 22 DEGREES 06 MINUTES 55 SECONDS EAST, 591.96 FEET; THENCE SOUTH 61 DEGREES 51 MINUTES 20 SECONDS WEST, 165.05 FEET; THENCE SOUTH 70 DEGREES 51 MINUTES 20 SECONDS WEST, 172.09 FEET; THENCE SOUTH 80 DEGREES 34 MINUTES 20 SECONDS WEST, 115.50 FEET TO THE POINT OF BEGINNING. EXCEPT THE WESTERLY 100 FEET THEREOF. EASEMENT A: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION, 1320.48 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 33.00 FEET; THENCE NORTH 80 DEGREES 34 MINUTES 20 SECONDS EAST, 101.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 80 DEGREES 34 MINUTES 20 SECONDS EAST, 13.92 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 20 SECONDS EAST, 172.09 FEET; THENCE NORTH 61 DEGREES 51 MINUTES 20 SECONDS EAST, 49.86 FEET; THENCE NORTH 11 DEGREES 49 MINUTES 05 SECONDS WEST, 64.93 FEET; THENCE 37.54 FEET, ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD EQUALS NORTH 04 DEGREES 41 MINUTES 14 SECONDS WEST, 37.24 FEET); THENCE NORTH 02 DEGREES 26 MINUTES 36 SECONDS EAST, 69.01 FEET TO THE POINT OF ENDING. EXISTING 33 FOOT EASEMENT: TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT OVER THAT PART OF THE NORTH 33 FEET OF THE SOUTH 66 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, BEING OF THE PLATTED PORTION OF THE ORIGINAL GLEN ARBOR PLAT.

SE 1/4 OF SE 1/4 SEC 22 COM AT SE COR SD SEC TH N 88 DEG 55'30" W ALG S LN SD  
 SEC 1320.48 FT TO E 1/8 LN SD SEC TH N 00 DEG 40'45" E 33.00 FT TH N 80 DEG  
 34'20" E 115.50 FT TH N 70 DEG 51'20" E 172.09 FT TH N 61 DEG 51'20" E 49.86 FT  
 TO POB TH CONT N 61 DEG 51'20" E 115.19 FT TH N 22 DEG 06'55" W 591.96 FT TO S  
 BANK OF N PRT OF CRYSTAL RIVER TH S 55 DEG 40'40" W ALG SD BANK 110.92 FT TH S  
 00 DEG 40'45" W 370.62 FT TH N 90 DEG 00'00" E 203.89 FT TH S 02 DEG 26'36" W  
 69.01 FT TH 37.34 FT ALG ARC OF 150 FT RAD CRV TO LEFT(CHORD=S 04 DEG 41'14" E  
 37.24 FT) TH S 11 DEG 49'05" E 64.93 FT TO POB TOGETHER WITH & SUBJECT TO  
 EASEMENT SEC 22 T29N R14W. 2.07 A.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| A 100' @ 7000/                                                  | 100.00   | 480.00 | 0.8962 | 1.0249 | 7000 | 100   |                        | 642,988 |
| A 100' @ 7000/                                                  | 55.00    | 480.00 | 0.8962 | 1.0249 | 7000 | 50    | SURPLUS: ZONING 100 FT | 176,822 |
| 155 Actual Front Feet, 1.71 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                        | 819,810 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 2250 | 0      | 0          |
| Wood Frame            | 29.07 | 107  | 50     | 1,555      |
| Wood Frame            | 29.02 | 108  | 50     | 1,567      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,122      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1484 SF Floor Area = 2968 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,484 |          |            |
| Total:  |          |             |       | 349,749  | 227,368    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 436 | 7,913 | 5,143 |
| WPP           | 436 | 7,913 | 5,143 |
| WCP (1 Story) | 128 | 6,264 | 4,072 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 820 | 37,810 | 24,576 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 1822 | 24,597 | 15,988 |
| Door Opener         | 3    | 1,612  | 1,048  |
| Base Cost           | 1822 | 64,717 | 42,066 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,060 |
|----------------|---|-------|-------|

Parcel Number: 45-006-122-017-11

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|                               |     |         |         |
|-------------------------------|-----|---------|---------|
| Direct-Vented Gas             | 1   | 3,022   | 1,964   |
| Deck<br>w/Roof (Roof portion) | 337 | 5,186   | 3,371   |
| Breezeways<br>Frame Wall      | 194 | 13,353  | 8,679   |
| Totals:                       |     | 546,646 | 355,349 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 781,768

2026 Est. T.C.V. 006-122-017-11 = 1,609,700

Est. TCV/Total Floor Area = 542.35, Most recent sale 07/21/2014 for 367,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 624,100       | 624,100        | 624,100 | 316,924      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 180,800        | 0       | 0            | 8,556          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 804,900       | 804,900        | 804,900 | 325,480      | 325,480        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-017-12   | 2026 Est. T.C.V.    | BC MANAGEMENT LLC    |
| Property Class: 402 |                     | W CRYSTAL BEND DR    |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PER APPROVED LDA 2002 SPLIT FROM 006-122-017-11 PARCEL B PRT OF SE 1/4 OF SE 1/4 SEC 22 COM AT SE COR SD SEC TH N 88 DEG 55'30" W ALG S LN SD SEC 1320.48 FT TO E 1/8 LN SD SEC TH N 00 DEG 40'45" E 33.00 FT TH N 80 DEG 34'20" E 101.58 FT TO POB TH CONT N 80 DEG 34'20" E 13.92 FT TH N 70 DEG 51'20"E 172.09 FT TH N 61 DEG 51'20" E 49.86 FT TH N 11 DEG 49'05" W 64.93 FT TH ALG ARC OF 150 FT RAD CRV TO RIGHT 37.34 FT (CHORD=N 04 DEG 41'14" W 37.24 FT) TH N 02 DEG 26'36" E 69.01 FT TH S 90 DEG 00'00" W 203.89 FT TH S 00 DEG 40'45" W 251.87 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W. 1.03 A.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| C 100' @ 2000/                          | 100.00   | 251.00 | 0.8378 | 0.8716 | 2000 | 100   |                        | 146,033                         |
| C 100' @ 2000/                          | 60.00    | 251.00 | 0.8378 | 0.8716 | 2000 | 50    | SURPLUS: ZONING 100 FT | 43,810                          |
| E 100' @ 800/                           | 43.00    | 251.00 | 0.7805 | 0.8249 | 800  | 0     | EASEMENT               | 0                               |
| 203 Actual Front Feet, 1.17 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 189,843 |

2026 Est. T.C.V. 006-122-017-12 = 189,843

Est. TCV/Total Floor Area = 63.96

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 83,400                  | 83,400 | 83,400 | 36,373       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 11,500 | 0      | 0            | 982            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 94,900                  | 94,900 | 94,900 | 37,355       | 37,355         | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-017-15   | 2026 Est. T.C.V.    | REID KENNETH M & KATHLEEN A |
| Property Class: 402 |                     | W CRYSTAL BEND DR           |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L286 P524 L322 P206 L484 P996-997/98 PRT SE 1/4 OF SE 1/4 SEC 22 COM SE COR SD  
 SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT  
 TO POB TH S 41 DEG 25' 20" W 127.02 FT TH N 22 DEG 06' 55" W 566.88 FT TO S BANK  
 OF N PART OF CRYSTAL RIVER TH ALG SD BANK N 65 DEG 01' 30" E 113.85 FT TH S 22  
 DEG 06' 55" E 515.96 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 22 T29N  
 R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| B 100' @ 3400/         | 100.00   | 566.00      | 0.9678 | 1.0680 | 3400       | 100   |                        | 351,426 |
| B 100' @ 3400/         | 14.00    | 566.00      | 0.9678 | 1.0680 | 3400       | 50    | SURPLUS: ZONING 100 FT | 24,600  |
| 114 Actual Front Feet, | 1.48     | Total Acres |        |        | Total Est. |       | Land Value =           | 376,026 |

2026 Est. T.C.V. 006-122-017-15 = 376,026

Est. TCV/Total Floor Area = 126.69, Most recent sale 07/27/1998 for 65,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 193,500       | 193,500    | 193,500 | 50,299       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -5,500     | 0       | 0            | 1,358          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 188,000       | 188,000    | 188,000 | 51,657       | 51,657         | 0       |

45-006-122-017-20  
Property Class: 401  
Map #: 36

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BOLEN BRUCE & JANE TRUST  
6104 W CRYSTAL BEND DR  
GLEN ARBOR, MI 49636

L1292P172 L1292P166 L1292P169 L1292P148 EASE 12/2016 TRANSFER .86 A TO ADJACENT PARCEL 122-017-45: 006-122-017-20 MINUS TRANSFER PARCEL: THAT PART OF THE SE QTR OF SEC 22, T29N, R14W GLEN ARBOR TWP LEELANAU COUNTY MICHIGAN COM AT THE SE CNR OF SAID SEC 22; THENCE ALONG THE S LINE OF SAID SEC 22 N88°55'30"W 575.48'; THENCE N22°06'55"W 411.41'; THENCE N63°02'45"E 277.30' TO POB; THENCE N27°37'00"W 526.91'; THENCE ALONG A SHORELINE TRAVERSE OF THE CRYSTAL RIVER N37°28'20"E 121.44'; THENCE N52°31'50"E 114.79'; THENCE N42°31'12"E 42.10'; THENCE S28°57'25"E 615.39'; THENCE S63°02'45"W 277.25' TO THE POB. CONTAINING 3.58A M/L TO THE SHORELINE TRAVERSE OF THE CRYSTAL RIVER. THE SIDELINES OF THE ABOVE DESCRIBED PARCEL EXTEND TO THE CENTER THREAD OF THE CRYSTAL RIVER WITH FULL RIPARIAN RIGHTS THEREON. MINUS 12/2016 TRANSFER PART TO ADJ PARCEL DESCRIBED AS A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26, & 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23 S89°10'00"E 75.02 FEET; THENCE N28°57'25"W 715.79 FEET; THENCE NORTH 63°02'45" EAST 39.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28°57'25" WEST 615.39' FEET; THENCE ALONG A SHORELINE TRAVERSE OF THE CRYSTAL RIVER N42°31'12"E 63.28 FEET; THENCE SOUTH 28°57'25" EAST 637.59 FEET; THENCE SOUTH 63°02'45" WEST 60.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.86 ACRES, MORE OR LESS TO THE SHORELINE TRAVERSE OF THE CRYSTAL RIVER THE SIDELINES OF THE ABOVE DESCRIBED PARCEL EXTEND TO THE CENTER THREAD OF THE CRYSTAL RIVER WITH FULL RIPARIAN RIGHTS THEREON.

FORMERLY L243 P407 L302 P847/89 L309 P860/90 L545 P717/00 2003 DESC REVISED DUE TO SPLIT PRT OF SE 1/4 SEC 22 COM SE SEC COR TH N 88 DEG 55'30" W ALG S SEC LN 575.48 FT TH N 22 DEG 06'55" W 411.41 FT TH N 63 DEG 02'45" E 277.30 FT FOR POB TH N 27 DEG 37'0" W 526.91 FT TO S BANK OF N PRT CRYSTAL RIVER TH N 37 DEG 28'20" E ALG SD BANK 121.44 FT TH N 52 DEG 31'50" E ALG SD BANK 114.79 FT TH S 28 DEG 57'25" E 600.62 FT TH S 63 DEG 02'45" W 237.30 FT TO POB ALSO PRT DESC AS COM SEC COR COMMON TO SECS 22 23 26 & 27 TH ALG S LN SD SEC 23 S 89 DEG 10'00" E 75.02 FT TH N 28 DEG 57'25" W 715.79 FT TO POB TH N 28 DEG 57'25" W 600.62 FT TH ALG SHORELINE TRAVERSE OF CRYSTAL RIVER N 41 DEG 58'50" E 101.95 FT & N 58 DEG 06'36" E 103.62 FT TH S 28 DEG 57'25" E 205.10 FT TH S 02 DEG 10'01" W 218.67 FT TH S 07 DEG 28'49" E 196.09 FT TH S 28 DEG 57'25" E 65.00 FT TH S 63 DEG 02'45" W 15.03 FT TO POB EXC PRT COM SEC COR COMMON TO SECS 22 23 26 & 27 TH ALG S LN SD SEC 23 S 89 DEG 10'00" E 75.02 FT TH N 28 DEG 57'25" W 715.79 FT FOR POB TH N 28 DEG 57'25" W 600.62 FT TH ALG SHORELINE TRAVERSE OF CRYSTAL RIVER N 41 DEG 58'50" E 101.95 FT & N 58 DEG 06'36" E 103.62 FT TH S 28 DEG 57'25" E 634.37 FT TH S 50 DEG 56'45" W 56.42 FT TH S 63 DEG 02'45" W 144.38 FT TO POB (SIDELINES OF SD EXC EXTEND TO CENTER THREAD OF CRYSTAL RIVER) TOGETHER WITH & SUBJECT TO NON-EXCLUSIVE EASEMENT SEC 22 T29N R14W.

& PARCEL 006-122-017-35 DESCRIBED AS L621 P528/01 2001 SPLIT FROM 006-122-017-30 2003 DESC REVISED DUE TO SPLIT PRT OF SE 1/4 SEC 22 COM SEC COR COMMON TO SECS 22 23 26 & 27 TH ALG S LN SEC 23 S 89 DEG 10'00" E 75.02 FT TH N 28 DEG 57'25" W 715.79 FT TH N 63 DEG 02'45" E 15.03 FT FOR POB TH N 28 DEG 57'25" W 65.00 FT TH N 07 DEG 28'49" W 196.09 FT TH N 02 DEG 10'01" E 218.67 FT TH S 28 DEG 57'25" E 429.27 FT TH S 50 DEG 56'45" W 56.42 FT TH S 63 DEG 02'45" W 129.35 FT TO POB EXC PRT COM SEC COR COMMON TO SECS 22 23 26 & 27 TH ALG S LN SD SEC 23 S 89 DEG 10'00" E 75.02 FT TH N 28 DEG 57'25" W 715.79 FT FOR POB TH N 28 DEG 57'25" W 600.62 FT TH ALG SHORELINE TRAVERSE OF CRYSTAL RIVER N 41 DEG 58'50" E 101.95 FT & N 58 DEG 06'36" E 103.62 FT TH S 28 DEG 57'25" E 634.37 FT TH S 50 DEG 56'45" W 56.42 FT TH S 63 DEG 02'45" W 144.38 FT TO POB (SIDELINES OF SD EXC EXTEND TO CENTER THREAD OF CRYSTAL RIVER) TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.

TRANSFER PART FROM 122-017-20 TO 122-017-45

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason          | Value          |
|------------------------|----------|-------------|--------|--------|------------|-------|-----------------|----------------|
| B 100' @ 3400/         | 200.00   | 565.09      | 0.7757 | 1.0676 | 3400       | 100   |                 | 563,095        |
| B 100' @ 3400/         | 76.27    | 565.09      | 0.7757 | 1.0676 | 3400       | 50    | SURPLUS: ZONING | 100 FT 107,368 |
| 276 Actual Front Feet, | 3.58     | Total Acres |        |        | Total Est. |       | Land Value =    | 670,463        |



Parcel Number: 45-006-122-017-20

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## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1984

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1570 SF Floor Area = 2274 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,570 |          |            |
| 1 Story    | Siding   | Overhang    | 312   |          |            |
|            |          | Total:      |       | 350,921  | 228,100    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

## Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 72   | 3,466  | 2,253  |
| WPP | 1124 | 23,031 | 14,970 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 478 | 7,638 | 4,965 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 30,595 | 19,887 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |
| Door Opener         | 1   | 672    | 437    |

## Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 2,584 |
| Jacuzzi Tub      | 1 | 11,893 | 7,730 |

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

Totals: 465,335 302,468

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 665,430

2026 Est. T.C.V. 006-122-017-20

= 1,343,393

Est. TCV/Total Floor Area = 590.76

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 626,700       | 626,700        | 626,700 | 215,320      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 45,000         | 0       | 0            | 5,813          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 671,700       | 671,700        | 671,700 | 221,133      | 221,133        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-017-25   | 2026 Est. T.C.V.    | REID KENNETH M & KATHLEEN A |
| Property Class: 401 |                     | 6136 W CRYSTAL BEND DR      |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L428 P936-941 L433 P602/96 PRT SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N  
 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TH S 41 DEG 25' 20" W  
 127.02 FT TO POB TH S 41 DEG 25' 20" W 103.78 FT TH S 61 DEG 51' 20" W 16.82 FT  
 TH N 22 DEG 06' 55" W 591.96 FT TO S BANK N PRT CRYSTAL RIVER TH ALG BANK N 56  
 DEG 04' 05" E 112.01 FT TH S 22 DEG 06' 55" E 566.88 FT TO POB TOGETHER &  
 SUBJECT TO EASEMENTS SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| A 100' @ 7000/         | 100.00   | 580.00      | 0.9721 | 1.0746 | 7000       | 100   |                        | 731,187 |
| A 100' @ 7000/         | 12.00    | 580.00      | 0.9721 | 1.0746 | 7000       | 50    | SURPLUS: ZONING 100 FT | 43,871  |
| 112 Actual Front Feet, | 1.49     | Total Acres |        |        | Total Est. |       | Land Value =           | 775,058 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1185 SF Floor Area = 1185 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,185  |          |            |
|         |          |             | Total: | 177,819  | 124,489    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 299 | 21,280 | 14,896 |
|----------------|-----|--------|--------|

##### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Treated Wood               | 468 | 7,109 | 4,976 |
| Pine w/Roof (Deck Portion) | 60  | 1,538 | 1,077 |
| Pine w/Roof (Roof portion) | 60  | 1,165 | 815   |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 25,718 | 18,003 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,815 |
|----------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 250,425 | 175,314 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 385,691

2026 Est. T.C.V. 006-122-017-25 = 1,160,749

Est. TCV/Total Floor Area = 979.54, Most recent sale 08/19/1996 for 64,125

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-122-017-25

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 437,200  | 437,200        | 437,200 | 144,827   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 143,200        | 0       | 0         | 3,910          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 580,400  | 580,400        | 580,400 | 148,737   | 148,737        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-122-017-40   | 2026 Est. T.C.V.    | SUTHERLAND PAUL H & AMY BORER |
| Property Class: 401 |                     | 6166 W CRYSTAL BEND DR        |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L341 P720 L386 P223 L455 P548 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH S 88 DEG 55' 30" E ALG S LN SD SEC 1320.39 FT TO E 1/8 LN SD SEC TH N 00 DEG 38' 45" E ALG SD 1/8 LN 99 FT TO POB TH N 88 DEG 56' 00" W 52.88 FT TH N 00 DEG 20' 23" E 324.51 FT TO TRAVERSE LN ALG BANK CRYSTAL RIVER TH N 74 DEG 02' 05" E ALG SD TRAVERSE LN 57.09 FT TO SD E 1/8 LN TH N 0 DEG 40' 45" E 229 FT M/LTO S BANK OF N PRT OF CRYSTAL RIVER TH ALG SD BANK N 55 DEG 40' 40" E 122.08 FT TH S 0 DEG 40' 45" W 622.47 FT TH S 80 DEG 34' 20" W 101.58 FT TH N 0 DEG 40' 45" E 66 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/         | 100.00           | 600.00 | 1.0000 | 1.0837 | 3400                    | 100   |        | 368,463 |
| 100 Actual Front Feet, | 1.38 Total Acres |        |        |        | Total Est. Land Value = |       |        | 368,463 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1992

(11) Heating System: Electric Baseboard  
 Ground Area = 1483 SF Floor Area = 2350 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement    | 1,232 |          |            |
| 2 Story   | Siding   | Crawl Space | 251   |          |            |
| Total:    |          |             |       | 295,886  | 192,327    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,808 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 336 | 6,119 | 3,977 |
| WPP | 16  | 848   | 551   |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 686 | 27,591 | 17,934 |
| Door Opener | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,659 |
|------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 360,833 | 234,543 |
|---------|---------|---------|

Parcel Number: 45-006-122-017-40

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## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 515,994

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|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-122-017-40                                             | =       | 886,957     |
| Est. TCV/Total Floor Area = 377.43, Most recent sale 06/25/2020 for 440,000 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 402,800                                                                     | 402,800 | 402,800     |
|                                                                             |         | 307,877     |
|                                                                             |         | 2.70        |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 0                                                                           | 40,700  | 0           |
|                                                                             |         | 8,312       |
|                                                                             |         | 0           |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 443,500                                                                     | 443,500 | 443,500     |
|                                                                             |         | Capped      |
|                                                                             |         | 316,189     |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 316,189     |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 316,189     |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-017-41   | 2026 Est. T.C.V.    | KURAS PROPERTIES     |
| Property Class: 402 |                     | W STATE ST           |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

SEE TITLE OPINION REMAINDER PART OF LIBER 309P860 EXCEPT THAT PART CONVEYED TO  
WOODSTONE CONDOMINIUM REC L1339P695

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason                  | Value |
|----------------------------------------|----------|-------|--------|--------|------|-------|-------------------------|-------|
| E 100' @ 800/                          | 33.00    | 68.64 | 1.4741 | 0.5240 | 800  | 4     | ROW EASEMENT            | 816   |
| 33 Actual Front Feet, 0.05 Total Acres |          |       |        |        |      |       | Total Est. Land Value = | 816   |

2026 Est. T.C.V. 006-122-017-41 = 816

Est. TCV/Total Floor Area = 0.35

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 500                     | 500  | 500    | 324          | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -100 | 0      | 0            | 8              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 400                     | 400  | 400    | 332          | 332            | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-122-017-45   | 2026 Est. T.C.V.    | CRYSTAL COTTAGE TRUST  |
| Property Class: 401 |                     | 6060 W CRYSTAL BEND DR |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1292P148 EASE 12/2016 TRANSFER PART FROM ADJ PIN FULLY DESCRIBED WITH TRANSFER  
 PARCEL: A PRT OF THE SE QTR OF SEC22T29NR14W GLEN ARBOR TWP LEELANAU COUNTY  
 MICHIGAN COM AT THE SEC CNR COM TO SEC 22, 23, 26 & 27; THENCE ALONG THE S LINE  
 OF SEC 23 S89°10'00"E75.02'; THENCE N28°57'25"W 715.79'; THENCE N63°02'45"E  
 39.94' TO THE POB; THENCE N28°54'25"W 615.39'; THENCE ALONG A SHORELINE TRAVERSE  
 OF THE CRYSTAL RIVER N42°31'12"E 63.28'; THENCE N58°06'36"E 100.05'; THENCE  
 S28°57'25"E 634.37'; THENCE S50°56'45"W 56.42'; THENCE S63°02'45"W 104.44' TO  
 THE POB CONTAINING 2.33A M/L TO THE SHORELINE TRAVERSE OF THE CYRSTAL RIVER. THE  
 SIDELINES OF HE ABOVE DESCRIBED PARCEL EXTEND TO THE CENTER THREAD OF THE  
 CRYSTAL RIVER WITH FULL RIPARIAN RIGHTS THEREON.

FORMERLY L718 P992/03 L808 P986/04 2003 SPLIT FROM 006-122-017-20 &  
 006-122-017-35 PRT OF SE 1/4 SEC 22 COM SEC COR COMMON TO SECS 22 23 26 & 27 TH  
 ALG S LN SEC 23 S 89 DEG 10'00" E 75.02 FT TH N 28 DEG 57'25" W 715.79 FT TH N  
 63 DEG 02'45" E 99.98 FT TO POB TH N 28 DEG 57'25" W 637.59 FT TH ALG  
 A SHRLN TRAVERSE OF CRYSTAL RIVER N 58 DEG 06'36" E 100.05 FT TH S 28 DEG 57'25"  
 E 634.37 FT TH S 50 DEG 56'45" W 56.42 FT TH S 63 DEG 02'45" W 44.40 FT TO POB  
 TOGETHER WITH EASEMENT SEC 22 T29N R14W 1.56 A M/L.

12/2016 TRANSFER PART FROM 122-017-20

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| B 100' @ 3400/                          | 100.00   | 626.90 | 0.8865 | 1.0957 | 3400 | 100   |                 | 330,251                         |
| B 100' @ 3400/                          | 61.90    | 626.90 | 0.8865 | 1.0957 | 3400 | 50    | SURPLUS: ZONING | 100' 102,213                    |
| 162 Actual Front Feet, 2.33 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 432,464 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 390  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 1000 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2018

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1942 SF Floor Area = 1942 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,942 |          |            |
| Total:  |          |             |       | 287,519  | 273,141    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |
| 2 Fixture Bath     | 1 | 3,056 | 2,903 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,028 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 159 | 7,382 | 7,013 |
| CCP (1 Story) | 103 | 3,097 | 2,942 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 45-006-122-017-45

Page: 2

|                     |     |         |         |
|---------------------|-----|---------|---------|
| Base Cost           | 892 | 40,381  | 38,362  |
| Common Wall: 2 Wall | 1   | -5,280  | -5,016  |
| Door Opener         | 2   | 1,075   | 1,021   |
| Built-Ins           |     |         |         |
| Appliance Allow.    | 1   | 2,767   | 2,629   |
| Fireplaces          |     |         |         |
| Prefab 1 Story      | 1   | 2,593   | 2,463   |
| Totals:             |     | 363,958 | 345,758 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 760,668

2026 Est. T.C.V. 006-122-017-45 = 1,200,632

Est. TCV/Total Floor Area = 618.25, Most recent sale 04/03/2003 for 136,139

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 541,700       | 541,700    | 541,700 | 331,230      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 58,600     | 0       | 0            | 8,943          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 600,300       | 600,300    | 600,300 | 340,173      | 340,173        | 340,173 |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-018-01   | 2026 Est. T.C.V.    | ANGILERI FRANK A & MARIA F |
| Property Class: 401 |                     | 5998 W BAY LN              |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L488 P783/98 PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD SEC TH N 00 DEG 20' 00" E  
 ALG E LN SD SEC 768.71 FT TO POB TH CONT N 0 DEG 20' 00" E 148.02 FT TH N 42 DEG  
 12' 15" W 449.78 FT TO SHR LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SHR LAKE  
 MICHIGAN 110.91 FT TH S 42 DEG 09' 50" E 543.72 FT TO E LN SD SEC & POB SEC 22  
 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

|                                         |          | * Factors * |        | EFF 122.81 |                                        |
|-----------------------------------------|----------|-------------|--------|------------|----------------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth      | Rate %Adj. Reason                      |
| LK MI "A"                               | 21000    | 100.00      | 496.75 | 0.9403     | 1.0086 21000 100                       |
| LK MI "A"                               | 21000    | 22.81       | 496.75 | 0.9403     | 1.0086 21000 50 SURPLUS: ZONING 100 FT |
| 123 Actual Front Feet, 1.40 Total Acres |          |             |        |            | Total Est. Land Value = 2,218,746      |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 26.62    | 100  | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 10.45    | 87   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 95     | 1,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,425      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2454 SF Floor Area = 3681 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,454  |          |            |
|           |          |             | Total: | 501,926  | 451,733    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 3 | 20,147 | 18,132 |
| 2 Fixture Bath     | 1 | 4,500  | 4,050  |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,792 |
| Water Well, 100 Feet | 1 | 6,514  | 5,863 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 703 | 36,282 | 32,654 |
| Door Opener | 2   | 1,343  | 1,209  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,645 |
|------------------|---|-------|-------|

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 992 | 41,029 | 36,926 |
|---------------|-----|--------|--------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 637,229 573,505

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,548,464

Parcel Number: 45-006-122-018-01

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2026 Est. T.C.V. 006-122-018-01 = 3,768,635  
 Est. TCV/Total Floor Area = 1023.81, Most recent sale 09/15/2009 for 1,100,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
     1,801,600 1,801,600 1,801,600 1,049,187 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
     0 82,700 0 0 28,328 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
     1,884,300 1,884,300 1,884,300 1,077,515 1,077,515 0

45-006-122-018-10  
Property Class: 401  
Map #: 30

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BALIAN ANNETTE T TRUST &  
6180 W BAY LN  
GLEN ARBOR, MI 49636

L294 P959/88 L295 P168/89 L659 P582/02 PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD  
SEC TH N 00 DEG 20' 00" E ALG E SEC LN 152.27 FT TO POB TH CONT N 00 DEG 20' 00"  
E ALG E SEC LN 616.44 FT TH N 42 DEG 09' 50" W 543.72 FT TO TRAVERSE LN ALG SHR  
LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SD TRAVERSE LN 411.40 FT TO C/L BAY LANE  
TH S 41 DEG 37' 58" E ALG SD C/L 943.13 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                   | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------------------------|-----------|
| LK MI "A" 21000                                                 | 300.00   | 700.00 | 0.7097 | 1.0989 | 21000 | 100   |                          | 4,913,430 |
| LK MI "A" 21000                                                 | 78.40    | 700.00 | 0.7097 | 1.0989 | 21000 | 50    | SURPLUS: ZONING 100' MIN | 642,022   |
| 378 Actual Front Feet, 6.08 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                          | 5,555,452 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size                                     | % Good | Cash Value |
|-----------------------------------------------------|----------|------------------------------------------|--------|------------|
| Residential Local Cost Land Improvements            |          |                                          |        |            |
| Description                                         | Rate     | Size <td>% Good</td> <td>Cash Value</td> | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1                                        | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |                                          |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1404 SF Floor Area = 2106 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,404  |          |            |
|           |          |             | Total: | 245,696  | 221,134    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| Separate Shower    | 2 | 2,673 | 2,406 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1451 | 18,848 | 16,963 |
|--------------|------|--------|--------|

Totals: 286,631 257,975

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 696,533

2026 Est. T.C.V. 006-122-018-10 = 6,254,485

Est. TCV/Total Floor Area = 2969.84, Most recent sale 12/23/1988 for 1

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2,980,100     | 2,980,100      | 2,980,100 | 1,049,082    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 147,100        | 0         | 0            | 28,325         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 3,127,200     | 3,127,200      | 3,127,200 | 1,077,407    | 1,077,407      | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-122-019-00   | 2026 Est. T.C.V.    | NISONGER HELGA M TRUST |
| Property Class: 401 |                     | 6006 W BAY LN          |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L232 P619 L258 P839 DC L851 P583/05 PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 POST  
 TH N 0 DEG 20' E ON E SEC LN 1334.7 FT TO POB TH S 88 DEG 35' W 239.5 FT TO SHR  
 LAKE MICHIGAN TH S 39 DEG 50' W ON SHR 100 FT TH S 42 DEG 12' 15" E TO E LN SEC  
 TH N ON SEC LN TO POB SEC 22 T29N R14W .85 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 400.00 | 0.9665 | 0.9554 | 21000 | 100   |                        | 1,939,294                         |
| LK MI "A" 21000                         | 10.00    | 400.00 | 0.9665 | 0.9554 | 21000 | 50    | SURPLUS: ZONING 100 FT | 96,965                            |
| 110 Actual Front Feet, 1.01 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,036,259 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 1174 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1967

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2101 SF Floor Area = 3362 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

#### Building Areas

| Stories  | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|----------|----------|-------------|--------|----------|------------|
| Bi-Level | Siding   | Bi-Lev. 60% | 2,101  |          |            |
|          |          |             | Total: | 402,102  | 265,389    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 958   |
| 3 Fixture Bath     | 1 | 4,567 | 3,014 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,156 |
| Water Well, 100 Feet | 1 | 5,847 | 3,859 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 352 | 15,671 | 10,343 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,440 |
| Door Opener         | 1   | 537    | 354    |

Class: C Exterior: Pole (Unfinished)

|           |      |        |        |           |
|-----------|------|--------|--------|-----------|
| Base Cost | 2400 | 57,888 | 53,836 | *93% Good |
|-----------|------|--------|--------|-----------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,826 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,388 |
|------------------|---|-------|-------|

##### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 14  | 742    | 490   |
| WPP | 888 | 14,075 | 9,289 |

Totals: 514,896 355,462

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 959,747

Parcel Number: 45-006-122-019-00

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Est. TCV/Total Floor Area = 892.63

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,435,100     | 1,435,100      | 1,435,100 | 500,529      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 65,400         | 0         | 0            | 13,514         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,500,500     | 1,500,500      | 1,500,500 | 514,043      | 514,043        | 514,043 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-020-00   | 2026 Est. T.C.V.    | STEVENS FAMILY TRUST |
| Property Class: 401 |                     | 6119 W BAY LN        |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L164 P942 L305 P934/89 L305 P684/90 L807486/04 SURVEY L8 P443 2005 DESCR REVISED  
 PRT GOVT LOT 1 SEC 22 COM AT E 1/4 COR TH N 45 DEG W 940.50 FT TH N 45 DEG E 132  
 FT TH N 45 DEG W 165 FT M/L TO WATERS EDGE LAKE MICHIGAN TH SWLY ALG WATERS EDGE  
 LAKE MICHIGAN TO LINE RUNNING N 45 DEG W FROM E 1/4 COR TH S 45 DEG E ON SD LN  
 165 FT M/L TO POB ALSO PRT GOVT LOT 1 COM E 1/4 POST SD SEC 22 TH N 45 DEG  
 03'40" W 854.28 FT TH CONT N 45 DEG 03' 40" W 59 FT TO POB TH CONT N 45 DEG 03'  
 40" W 108.71 FT TH S 45 DEG 17' 50" W 15 FT TH S 45 DEG 03' 40" E 108.71 FT TH N  
 44 DEG 53' 20" E 15 FT TO POB ALSO PARCEL 4: PRT OF E 1/2 SEC 22 COM AT E 1/4  
 COR SD SEC TH ALG E SEC LN N 00 DEG 29'14" E 151.95 FT TO C/L BAY LANE TH N 41  
 DEG 35'49" W 747.55 FT ALG C/L TO POB TH S 45 DEG 28'46" W 143.85 FT TH N 44 DEG  
 21'40" W 25.98 FT TH N 45 DEG 28'42" E 112.06 FT TO SWLY R/W OF BAY LANE TH N 41  
 DEG 36'50" W 59.93 FT ALG SD R/W TH N 44 DEG 58'52" E 33.08 FT TO C/L BAY LN TH  
 S 41 DEG 35'49" E 86.24 FT ALG SD C/L TO POB ALSO PARCEL 5: PRT OF E 1/2 SEC 22  
 COM AT E 1/4 COR SD SEC TH ALG E SEC LN N 00 DEG 29'14" E 151.95 FT TO C/L BAY  
 LANE TH N 41 DEG 35'49" W 833.46 FT ALG SD C/L TH S 44 DEG 58'52" W 33.08 FT TO  
 SWLY R/W BAY LANE & POB TH S 41 DEG 36'50" E 59.93 FT TH S 45 DEG 28'42" W  
 112.06 FT TH S 44 DEG 21'40" E 25.98 FT TH S 45 DEG 28'46" W 14.97 FT TH N 44  
 DEG 23'14" W 58.99 FT TH N 45 DEG 28'54" E 15.00 FT TH N 44 DEG 23'11" W 27.00  
 FT TH N 45 DEG 33'09" E 114.94 FT TO SWLY R/W BAY LANE & POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 175.00 | 0.9235 | 0.7771 | 21000 | 100    | 1,506,929                         |
| LK MI "A"                               | 21000    | 32.00  | 175.00 | 0.9235 | 0.7771 | 21000 | 50     | SURPLUS: ZONING 100 FT 241,109    |
| 132 Actual Front Feet, 0.53 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 1,748,038 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 200  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 1818 SF Floor Area = 1818 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,818  |          |            |
|         |          |             | Total: | 238,907  | 143,344    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 295 | 5,248 | 3,149 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 396 | 16,885 | 10,131 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,309 |

##### Built-Ins

Parcel Number: 45-006-122-020-00

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|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 2,767   | 1,660   |
| Fireplaces       |   |         |         |
| Interior 1 Story | 1 | 5,338   | 3,203   |
| Totals:          |   | 283,610 | 170,166 |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 459,448

|                                     |           |           |              |                |           |
|-------------------------------------|-----------|-----------|--------------|----------------|-----------|
| 2026 Est. T.C.V. 006-122-020-00     |           |           |              | =              | 2,212,486 |
| Est. TCV/Total Floor Area = 1216.99 |           |           |              |                |           |
| 2025 Assessed                       | MBOR      | S.E.V.    | Base for Cap | IRM            |           |
| 1,055,100                           | 1,055,100 | 1,055,100 | 337,606      | 2.70           |           |
| 2026 New Eq. Adjustment             | Loss      |           | Additions    | Tax Adjustment | Losses    |
| 0                                   | 51,100    | 0         | 0            | 9,115          | 0         |
| 2026 Assessed                       | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 1,106,200                           | 1,106,200 | 1,106,200 | 346,721      | 346,721        | 0         |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-021-00   | 2026 Est. T.C.V.    | SEYFARTH ROBERT B & SUSAN B |
| Property Class: 401 |                     | 5717 S SHERIDAN LN          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L357 P837/93 PRT GOVT LOT 3 COM SW COR OF SD GOVT LOT TH E 330.7 FT TH N 0 DEG 08' 20" W 165.96 FT TH S 89 DEG 11' 50" E 110.97 FT FOR POB TH N 0 DEG 06' 20" W 401.05 FT TH N 76 DEG 04' E 273.36 FT TH S 01 DEG 35' 45" W 469.83 FT TH N 89 DEG 10' 45" W 252.20 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| C 100' @ 2000/                          | 200.00   | 435.00 | 0.7953 | 1.0000 | 2000 | 100   |                        | 318,108 |
| C 100' @ 2000/                          | 50.00    | 435.00 | 0.7953 | 1.0000 | 2000 | 50    | SURPLUS: ZONING 100 FT | 39,764  |
| 250 Actual Front Feet, 2.50 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 357,872 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 29.02 | 108  | 97     | 3,040      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 3,040      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1324 SF Floor Area = 1324 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 575  |          |            |
| 1 Story | Siding   | Slab        | 749  |          |            |
| Total:  |          |             |      | 183,434  | 181,599    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 4,734 |
| Water Well, 50 Feet | 1 | 3,410 | 3,376 |

##### Porches

|                     |     |        |        |
|---------------------|-----|--------|--------|
| WCP (1 Story)       | 136 | 6,566  | 6,500  |
| Foundation: Shallow | 136 | -1,066 | -1,055 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

##### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 203 | 3,414 | 3,380 |
|-----------------------|-----|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 209,326 207,231

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 455,908

2026 Est. T.C.V. 006-122-021-00 = 816,820

Est. TCV/Total Floor Area = 616.93, Most recent sale 04/05/2019 for 300,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 476,900                 | 476,900 | 476,900 | 328,202      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -68,500 | 0       | 0            | 8,861          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 408,400                 | 408,400 | 408,400 | 337,063      | 337,063        | 0       |  |





45-006-122-022-02  
Property Class: 401  
Map #: 32

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BURTON ALEXANDRIA TRUST  
5705 S SHERIDAN LN  
GLEN ARBOR, MI 49636

1/25/2017 EXEMPT PARCEL LINE TRANSFER ON SURVEY AS PARCEL A OF COS RECORDED  
2022006403 L14P925 A PARCEL OF LAND IN SECTION 22, TOWN 29 NORTH, RANGE 14 WEST  
GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED  
AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, THENCE NORTH  
00°00'00" WEST, 371.37 FEET; THENCE NORTH 87°33'00" EAST, 209.39 FEET; THENCE  
NORTH 00°01'24" EAST, 149.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  
NORTH 00°01'24" EAST, 196.99 FEET TO A TRAVERSE LINE ALONG THE SHORE OF LAKE  
MICHIGAN; THENCE NORTH 60°01'42" EAST, 152.52 FEET ALONG SAID TRAVERSE LINE;  
THENCE SOUTH 00°01'41" WEST, 269.12 FEET; THENCE SOUTH 88°14'09" WEST, 132.13  
FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL LANDS LYING BETWEEN THE  
SIDELINES OF SAID PARCEL AND EXTENDING TO THE WATERS OF LAKE MICHIGAN, WITH  
RIPARIAN RIGHTS OF RECORD INCIDENT THERETO. CONTAINING 0.70 ACRES MORE OR LESS.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 20 FEET IN WIDTH,  
THE EASTERLY LINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER  
OF GOVERNMENT LOT 3, THENCE NORTH 00°00'00" WEST, 371.37 FEET; THENCE NORTH  
87°33'00" EAST, 210.80 FEET; THENCE NORTH 62°28'20" EAST, 147.37 FEET TO THE  
POINT OF BEGINNING; THENCE NORTH 00°01'41" EAST, 85.46 FEET TO THE POINT OF  
ENDING OF SAID EASTERLY LINE OF A 20 FOOT WIDE EASEMENT. TOGETHER WITH A TWO ROD  
ROAD EASEMENT KNOWN AS SHERIDAN LANE AS RECORDED IN LIBER 780 PAGE 730. SUBJECT  
TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF  
ANY. 2023001512

01/25/2017 PARCEL LINE TRANSFER (REVERSING PREVIOUS TRANSFER) REMOVING KEYHOLE  
TYPE ACCESS TO BEACH, TRANSFER STRIP FROM 122-022-20 BACK TO 006-122-022-02.  
FORMERLY SPLIT ON 02/06/2011 FROM 006-122-022-01; SPLIT FILED - RETIRE PARENT  
122-022-01 NEW PARENT 122-022-02 (A-BEACH PARCEL )& CHILD 122-022-20 (B WITH  
BEACH ACCESS) L432 P633 L598 P928&934&959 L734 P848/03 L734 P857/03 L780  
P729&747/03 PARCEL A: PRT GOVT LOT 3 SEC 22 COM AT SW COR SD GOVT LOT TH ALG N-S  
1/4 LN N 00 DEG 00' 00" E 371.37 FT TH N 87 DEG 33' 00" E 209.39 FT TH N 00 DEG  
00' 00" E 149.38 FT TO POB TH N 00 DEG 00' 00" E 197.07 FT TO SHR LAKE MICHIGAN  
TH ALG SD SHR N 60 DEG 00'00" E 152.42 FT TH S 00 DEG 00' 00" W 269.25 FT TH S  
88 DEG 13'40" W 132.06 FT TO POB 2011 & LESS LESS BEACH ACCESS PARCEL LES THAT  
PORTION OF GOV LOT 3 OF SEC 22 TWP 29 N RNG 14W COMM AT SW CNR OF SAID GOV LOT  
3; THENCE ALONG N-S QTR LINE NORTH 00°00'00" EAST 371.37 FT; THENCE NORTH  
87°33'00" EAST 210.80 FT THENCE NORTH 62°27'10" EAST 147.25 FT TO POB THENCE  
SOUTH 02°27'10" WEST 11.28FT ; THENCE NORTH 00°00'00" EAST 291.27FT ; THENCE  
SOUTH 90°00'00" WEST 20 FT; THENCE NORTH 00°00'00" EAST TO THE WATERS OF LAKE  
MICHIGAN; THENCE NORTHEASTERLY ALONG SAID WATERS TO A POINT WHICH IS NORTH  
00°00'00" EAST OF POB; THENCE SOUTH 00°00'00" WEST TO POB. 2011 SPLIT OFF  
PARCEL B: PRT GOVT LOT 3 SEC 22 COM AT SW COR SD GOVT LOT 3 TH ALG N-S 1/4 LN N  
00 DEG 00'00" E 371.37 FT TH N 87 DEG 33'00" E 209.39 FT TO POB TH N 00 DEG  
00'00" E 149.38 FT TH N 88 DEG 13' 40" E 132.06 FT TH S 00 DEG 00'00" W 85.29 FT  
TH S 62 DEG 27'10" W 147.25 FT TH S 87 DEG 33' 0" W 1.41 FT TO POB TOGETHER WITH  
& SUBJECT TO EASEMENTS SEC 22 T29N R14W

01/25/2017 PARCEL LINE TRANSFER (REVERSING PREVIOUS TRANSFER) REMOVING KEYHOLE  
TYPE ACCESS TO BEACH, TRANSFER STRIP FROM 122-022-20 BACK TO 006-122-022-02

-----  
SPLIT/COMB. ON 02/06/2011 COMPLETED / / POLLY LAND SPLIT ;  
PARENT PARCEL(S): 006-122-022-01;  
CHILD PARCEL(S): 006-122-022-02, 006-122-022-20;  
-----

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                                |
|-----------------------------------------------------------------|----------|--------|--------|--------|--------|-------|--------|--------------------------------------|
| LK MI "A"                                                       | 21000    | 100.00 | 230.77 | 0.9232 | 0.8327 | 21000 | 90     | ADJACENT LEBEAR RESORT1,452,999      |
| LK MI "A"                                                       | 21000    | 32.13  | 230.77 | 0.9232 | 0.8327 | 21000 | 50     | SURPLUS ZONING 100' & LEBEAR 259,360 |
| 132 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = |          |        |        |        |        |       |        | 1,712,359                            |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 28.51 | 120  | 50     | 1,710      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,710      |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2777 SF Floor Area = 5765 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,437 |          |            |
| 1 Story | Siding   | Crawl Space | 1,340 |          |            |
| 1 Story | Siding   | Overhang    | 686   |          |            |
| 1 Story | Siding   | Overhang    | 865   |          |            |
| Total:  |          |             |       | 803,852  | 795,813    |

## Other Additions/Adjustments

|              |  |     |        |        |  |
|--------------|--|-----|--------|--------|--|
| Exterior     |  |     |        |        |  |
| Stone Veneer |  | 450 | 20,628 | 20,422 |  |

## Plumbing

|                    |   |        |        |  |
|--------------------|---|--------|--------|--|
| Average Fixture(s) | 1 | 2,136  | 2,115  |  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |  |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |  |

## Water/Sewer

|                      |   |        |        |  |
|----------------------|---|--------|--------|--|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |  |
| Water Well, 200 Feet | 1 | 12,175 | 12,053 |  |

## Porches

|                |     |        |        |  |
|----------------|-----|--------|--------|--|
| CPP            | 222 | 5,270  | 5,217  |  |
| CPP            | 43  | 1,362  | 1,348  |  |
| CGEP (1 Story) | 355 | 27,761 | 27,483 |  |

## Balcony

|              |    |       |       |  |
|--------------|----|-------|-------|--|
| Wood Balcony | 58 | 3,166 | 3,134 |  |
|--------------|----|-------|-------|--|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |  |
|---------------------|------|--------|--------|--|
| Common Wall: 1 Wall | 1    | -3,064 | -3,033 |  |
| Door Opener         | 3    | 2,015  | 1,995  |  |
| Base Cost           | 1632 | 89,270 | 88,377 |  |

## Built-Ins

|                  |   |       |       |  |
|------------------|---|-------|-------|--|
| Appliance Allow. | 1 | 3,976 | 3,936 |  |
|------------------|---|-------|-------|--|

## Fireplaces

|                   |   |       |       |  |
|-------------------|---|-------|-------|--|
| Interior 2 Story  | 1 | 8,495 | 8,410 |  |
| Direct-Vented Gas | 1 | 4,399 | 4,355 |  |

## Deck

|           |      |        |        |  |
|-----------|------|--------|--------|--|
| Composite | 1396 | 22,922 | 22,693 |  |
| Composite | 489  | 8,137  | 8,056  |  |

## Unit-in-Place Cost Items

|              |   |        |        |            |
|--------------|---|--------|--------|------------|
| RES ELEVATOR | 1 | 15,450 | 15,450 | *100% Good |
|--------------|---|--------|--------|------------|

Totals: 1,063,477 1,052,996

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 2,843,089

2026 Est. T.C.V. 006-122-022-02 = 4,557,158

Est. TCV/Total Floor Area = 790.49, Most recent sale 09/01/2017 for 1,300,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2,196,100     | 2,196,100  | 2,196,100 | 1,967,609    | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 82,500     | 0         | 0            | 53,125         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |

---

|           |           |           |           |           |   |
|-----------|-----------|-----------|-----------|-----------|---|
| 2,278,600 | 2,278,600 | 2,278,600 | 2,020,734 | 2,020,734 | 0 |
|-----------|-----------|-----------|-----------|-----------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-022-11   | 2026 Est. T.C.V.    | RKG TRUST            |
| Property Class: 401 |                     | 5723 S SHERIDAN LN   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2024003444 REMAINDER AS SURVEYED A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE ALONG THE NORTH/SOUTH 1/4 LINE NORTH 00° 21'24" EAST, 1320.06 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'24" EAST, 371.37 FEET; THENCE NORTH 87°55'35" EAST, 210.63 FEET; THENCE NORTH 62°44'16" EAST, 143.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°44'16" EAST, 75.04 FEET ALONG THE CENTERLINE OF A TWO ROD ROAD EASEMENT KNOWN AS SHERIDAN LANE; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 45°41'41" EAST, 54.82 FEET; THENCE SOUTH 00°30'48" WEST, 361.52 FEET; THENCE NORTH 88°49'39" WEST, 51.30 FEET; THENCE NORTH 10°07'42" WEST, 292.35 FEET TO THE POINT OF BEGINNING. CONTAINING 25,780 SQUARE FEET MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE RIGHT OF WAY OF A TWO ROD ROAD EASEMENT KNOWN AS SHERIDAN LANE.

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT 06/19/2024 FROM 006-122-022-10 FOR TRANSFER PART TO ADJ PIN

Split/Comb. on 06/19/2024 completed 06/19/2024 TIM ;  
 Parent Parcel(s): 006-122-022-10;  
 Child Parcel(s): 006-122-022-11;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.89   | 291.50      | 0.9978 | 0.9048 | 3400       | 100          |        | 309,680 |
| 126 Actual Front Feet, | 0.59     | Total Acres |        |        | Total Est. | Land Value = |        | 309,680 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size         | % Good | Cash Value |
|------------------------------------------|----------|--------------|--------|------------|
| D/W/P: Crushed Rock                      | 2.67     | 1500         | 0      | 0          |
| Residential Local Cost Land Improvements |          |              |        |            |
| Description                              | Rate     | Size         | % Good | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1            | 100    | 2,500      |
| Total Estimated Land Improvements        | True     | Cash Value = |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1987

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1203 SF Floor Area = 2535 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 3 Story | Siding   | Basement   | 666  |          |            |
| 1 Story | Siding   | Slab       | 537  |          |            |
| Total:  |          |            |      | 463,320  | 301,157    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,117 |
| 3 Fixture Bath     | 1 | 10,275 | 6,679 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 3,907 |
| Water Well, 100 Feet | 1 | 6,941 | 4,512 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 84 | 3,667 | 2,384 |
|---------------|----|-------|-------|

##### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 240 | 14,585 | 9,480 |
|--------------|-----|--------|-------|

Parcel Number: 45-006-122-022-11

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## Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 6,850  | 4,452 |
| Sauna            | 1 | 12,920 | 8,398 |

## Fireplaces

|                 |   |       |       |
|-----------------|---|-------|-------|
| Prefab 1 Story  | 1 | 4,365 | 2,837 |
| Heat Circulator | 1 | 1,068 | 694   |

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 324 | 7,183 | 4,669 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 540,442 | 351,286 |
|---------|---------|---------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 772,829 |
|----------------------------------------------------------------|---------|

2026 Est. T.C.V. 006-122-022-11

= 1,085,009

Est. TCV/Total Floor Area = 428.01

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 477,000       | 477,000    | 477,000 | 215,804      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 65,500     | 0       | 0            | 5,826          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 542,500       | 542,500    | 542,500 | 221,630      | 221,630        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-022-21   | 2026 Est. T.C.V.    | BURTON ALEXANDRIA TRUST |
| Property Class: 401 |                     | 5711 S SHERIDAN LN      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

COMBINED ON 06/19/2024 FROM 006-122-022-20 AND PART OF 122-022-10  
 A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE ALONG THE NORTH/SOUTH 1/4 LINE NORTH 00°21'24" EAST, 1320.06 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'24" EAST, 371.37 FEET; THENCE NORTH 87°55'35" EAST, 209.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'20" EAST, 146.05 FEET; THENCE NORTH 88°30'05" EAST, 132.13 FEET; THENCE NORTH 00°10'37" EAST, 3.52 FEET; THENCE NORTH 82°29'54" EAST, 1.39 FEET; THENCE NORTH 76°37'43" EAST, 103.57 FEET; THENCE SOUTH 00°30'48" WEST, 38.85 FEET TO THE CENTERLINE OF A TWO ROD ROAD EASEMENT KNOWN AS SHERIDAN LANE; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES, SOUTH 45°41'41" WEST, 54.82 FEET; THENCE SOUTH 62°44'16" WEST, 218.24 FEET; THENCE SOUTH 87°55'35" WEST, 1.40 FEET TO THE POINT OF BEGINNING. CONTAINING 21,994 SQUARE FEET MORE OR LESS.  
 TOGETHER WITH AND SUBJECT TO THE RIGHT OF WAY OF A TWO ROD ROAD EASEMENT KNOWN AS SHERIDAN LANE.  
 SUBJECT TO A PIPELINE EASEMENT AS RECORDED IN UBER 854, PAGE 141.  
 SUBJECT TO A 20' EASEMENT AS RECORDED IN UBER 432, PAGE 633.  
 SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

Split/Comb. on 06/19/2024 completed 06/19/2024 TIM ;  
 Parent Parcel(s): 006-122-022-20;  
 Child Parcel(s): 006-122-022-21;  
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#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 132.13   | 115.39      | 0.8970 | 0.7177 | 3400       | 100   | BEACH ACCESS | 289,187 |
| C 100' @ 2000/         | 22.35    | 308.46      | 0.8970 | 0.9176 | 2000       | 100   | PARCEL B     | 36,793  |
| 154 Actual Front Feet, | 0.51     | Total Acres |        |        | Total Est. |       | Land Value = | 325,980 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size                                     | % Good | Cash Value |
|-----------------------------------------------------|----------|------------------------------------------|--------|------------|
| Residential Local Cost Land Improvements            |          |                                          |        |            |
| Description                                         | Rate     | Size <td>% Good</td> <td>Cash Value</td> | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1                                        | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |                                          |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 912 SF Floor Area = 1386 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 632  |          |            |
| 1 Story    | Siding   | Crawl Space | 280  |          |            |
|            |          | Total:      |      | 185,731  | 148,596    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 264 | 10,072 | 8,058 |
|---------------|-----|--------|-------|

Parcel Number: 45-006-122-022-21

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|                   |         |         |         |            |
|-------------------|---------|---------|---------|------------|
| Deck              |         |         |         |            |
| Treated Wood      | 496     | 7,385   | 5,908   |            |
| Balcony           |         |         |         |            |
| Wood Balcony      | 72      | 3,208   | 2,566   |            |
| Built-Ins         |         |         |         |            |
| Appliance Allow.  | 1       | 2,767   | 2,214   |            |
| Fireplaces        |         |         |         |            |
| Direct-Vented Gas | 1       | 3,022   | 2,418   |            |
| Local Cost Items  |         |         |         |            |
| GENERATOR         | 1       | 1       | 1       | *100% Good |
|                   | Totals: | 227,322 | 181,871 |            |

Notes: 5711 S SHERIDAN LN

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 400,116

|                                    |              |                |
|------------------------------------|--------------|----------------|
| 2026 Est. T.C.V. 006-122-022-21    | =            | 728,596        |
| Est. TCV/Total Floor Area = 525.68 |              |                |
| 2025 Assessed                      | MBOR         | S.E.V.         |
| 332,300                            | 332,300      | 332,300        |
| 2026 New Eq. Adjustment            | Loss         |                |
| 0                                  | 32,000       | 0              |
| 2026 Assessed                      | MBOR         | S.E.V.         |
| 364,300                            | 364,300      | 364,300        |
|                                    | Base for Cap | IRM            |
|                                    | 195,386      | 2.70           |
|                                    | Additions    | Tax Adjustment |
|                                    | 0            | 5,275          |
|                                    | Capped       | ->Taxable<-    |
|                                    | 200,661      | 200,661        |
|                                    |              | PRE/MBT        |
|                                    |              | 0              |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-023-15   | 2026 Est. T.C.V.    | MCKNIGHT PAMELA S TRUST |
| Property Class: 401 |                     | 5747 S SHERIDAN LN      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L315 P75 L341 P328 L450 P524/97 L886 P328/05 PRT GOVT LOT 3 SEC 22 COM SW COR SD  
 GOVT LOT 3 TH ALG N-S 1/4 LN N 0 DEG 14' 15" W 264 FT TH S 89 DEG 23' 0" E  
 166.08 FT TO POB TH S 89 DEG 23' 0" E 43.12 FT TH N 0 DEG 14' 15" W 119.63 FT TO  
 C/L OF 2 ROD EASEMENT TH ALG SD C/L N 87 DEG 18' 45" E 1.41 FT TH ALG SD C/L N  
 62 DEG 12' 55" E 143.12 FT TH S 10 DEG 43' 20" E 292.89 FT TH N 89 DEG 11' 50" W  
 59.64 FT TH N 0 DEG 08' 20" W 33.17 FT TH N 89 DEG 26' 10" W 165.16 FT TH N 0  
 DEG 08' 20" W 66.10 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 250.07 | 0.8757 | 0.8707 | 3400 | 100   |                        | 259,269 |
| B 100' @ 3400/                          | 70.01    | 250.07 | 0.8757 | 0.8707 | 3400 | 50    | SURPLUS: ZONING 100 FT | 90,761  |
| 170 Actual Front Feet, 0.98 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 350,030 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1980

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1279 SF Floor Area = 2642 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories  | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|----------|----------|-------------|--------|----------|------------|
| Bi-Level | Siding   | Bi-Lev.100% | 1,279  |          |            |
| 1 Story  | Siding   | Overhang    | 84     |          |            |
|          |          |             | Total: | 264,753  | 185,326    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 31  | 1,095 | 766   |
| WPP           | 497 | 9,006 | 6,304 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 870 | 39,576 | 27,703 |
| Door Opener | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Totals: 334,381 234,065

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 514,943

|                                                                             |                |         |              |
|-----------------------------------------------------------------------------|----------------|---------|--------------|
| 2026 Est. T.C.V.                                                            | 006-122-023-15 | =       | 869,973      |
| Est. TCV/Total Floor Area = 329.29, Most recent sale 12/27/2005 for 350,000 |                |         |              |
| 2025 Assessed                                                               | MBOR           | S.E.V.  | Base for Cap |
| 397,800                                                                     | 397,800        | 397,800 | 227,150      |
|                                                                             |                |         | 2.70         |

Parcel Number: 45-006-122-023-15

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 37,200         | 0       | 0         | 6,133          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 435,000  | 435,000        | 435,000 | 233,283   | 233,283        | 233,283 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-025-00   | 2026 Est. T.C.V.    | OAK SHORES LLC       |
| Property Class: 402 |                     | S SHERIDAN LN        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L231 P880 L858 P894/05 L858 P898/05 PRT GOVT LOT 3 SEC 22 COM SW LOT COR TH N  
 539. 22 FT TH E 341.2 FT TH N 75 DEG 15' E 351.3 FT TO POB TH N 75 DEG 15' E  
 101.32FT TH N 26 DEG 53' W 304.25 FT TO SHR LAKE MICHIGAN TH ON SHR S 55 DEG 36'  
 W 100 FT TH S 26 DEG 53' E 269.8 FT TO POB SEC 22 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 300.00 | 0.9874 | 0.8891 | 21000 | 100   |                        | 1,843,643 |
| LK MI "A" 21000                                                 | 1.00     | 300.00 | 0.9874 | 0.8891 | 21000 | 50    | SURPLUS: ZONING 100 FT | 9,218     |
| 101 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,852,861 |

2026 Est. T.C.V. 006-122-025-00 = 1,852,861

Est. TCV/Total Floor Area = 701.31, Most recent sale 09/25/2020 for 141,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 882,300       | 882,300        | 882,300 | 590,027      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 44,100         | 0       | 0            | 15,930         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 926,400       | 926,400        | 926,400 | 605,957      | 605,957        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-026-01   | 2026 Est. T.C.V.    | TAGGART BRUCE F      |
| Property Class: 401 |                     | 5701 S SHERIDAN LN   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

AS SURVEYED AFTER BOUNDARY ADJUSTMENT) A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22. TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEEANAU COUNTY. MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION. THENCE NORTH 00°21'13" EAST, 1320.03 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOT L: THENCE CONTINUING.: ALONG SAID LINE NORTH 00°21'13" EAST. 539.22 FEET; THENCE SOUTH 88°48'25" EAST, 342.30 FEET; THENCE NORTH 76°33'53" EAST, 103.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'00" WEST, 298.25 FEET; THENCE NORTH 26°39'23" WEST. 25.64 FEET TO POINT "A" ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MICHIGAN: THENCE NORTH 61°59'30" EAST, 13.00 FEET ALONG SAID TRAVERSE LINE TO POINT "B": THENCE SOUTH 25°58'23" EAST, 325.79 FEET: THENCE SOUTH 76°25'39" WEST, 146.49 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL LANDS BETWEEN THE SIDELINES OF THE ABOVE DESCRIBED PARCEL EXTENDED TO THE ORDINARY HIGH WATER LINE OF LAKE MICHIGAN, THE SIDELINES OF SAID PARCEL ARC TO EXTEND ON A BEARING OF NORTH 00°03'00" WEST FROM POINTS 'A' AND "B" TO THE ORDINARY HIGH WATER LINE OF LAKE MICHIGAN. SUBJECT TO AND TOGETHER WITH AN EASEMENT 12 FEET IN WIDTH AS DESCRIBED IN LIBER 126. PAGE 498. TOGETHER WITH AN EASEMENT 33 FEET IN WIDTH KNOWN DESCRIBED IN LIBER 98, PAGE 256. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES. AND EASEMENTS OF RECORD, IF ANY.

2025 FORMERLY PIN 006-122-026-00, DESCRIPTION AFTER MEDIATION SETTLEMENT LEEANAU CIRCUIT COURT CASE 23-11046-CH AFTER BOUNDARY ADJUSTMENT PART TO ADJ PIN.

Split/Comb. on 07/09/2024 completed 07/09/2024 TIM ;  
 Parent Parcel(s): 006-122-026-00;  
 Child Parcel(s): 006-122-026-01;  
 -----

|                                                             |          |       |        |             |                         |                           |               |
|-------------------------------------------------------------|----------|-------|--------|-------------|-------------------------|---------------------------|---------------|
| Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN |          |       |        |             |                         |                           |               |
|                                                             |          |       |        | * Factors * |                         | EFF = (47.25+47.25+146.58 |               |
| Description                                                 | Frontage | Depth | Front  | Depth       | Rate                    | %Adj.                     | Reason Value  |
| LK MI "A"                                                   | 21000    | 80.63 | 262.24 | 1.0446      | 0.8597                  | 21000                     | 100 1,520,635 |
| 81 Actual Front Feet, 0.48 Total Acres                      |          |       |        |             | Total Est. Land Value = |                           | 1,520,635     |

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1972

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1985 SF Floor Area = 2735 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Basement    | 1,344  |          |            |
| 1 Story | Siding   | Crawl Space | 266    |          |            |
| 3 Story | Siding   | Crawl Space | 375    |          |            |
|         |          |             | Total: | 394,081  | 256,124    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,808 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Parcel Number: 45-006-122-026-01

Page: 2

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 253 | 13,052 | 8,484 |
|----------------|-----|--------|-------|

## Deck

|                                    |     |       |       |           |
|------------------------------------|-----|-------|-------|-----------|
| Treated Wood w/Roof (Deck Portion) | 256 | 4,785 | 4,259 | *89% Good |
| Treated Wood w/Roof (Roof portion) | 256 | 4,106 | 3,654 |           |
| Treated Wood w/Roof (Deck Portion) | 39  | 1,551 | 1,380 | *89% Good |
| Treated Wood w/Roof (Roof portion) | 39  | 816   | 726   |           |
| Treated Wood                       | 737 | 9,574 | 6,223 |           |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 576 | 21,905 | 14,238 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 5,338 | 3,470 |
| Direct-Vented Gas | 1 | 3,022 | 1,964 |

## Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 480,426 314,951

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 850,368

2026 Est. T.C.V. 006-122-026-01

= 2,376,003

Est. TCV/Total Floor Area = 868.74

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 1,132,300               | 1,132,300 | 1,132,300 | 258,818      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 55,700    | 0         | 0            | 6,988          | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,188,000               | 1,188,000 | 1,188,000 | 265,806      | 265,806        | 265,806 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-122-027-00   | 2026 Est. T.C.V.    | YARED KRISTINE E B TRUST |
| Property Class: 401 |                     | 5687 S SHERIDAN LN       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L240 P697 DC L548 P142 L548 P143/00 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N  
 539.22 FT TH E 341.2 FT TH DEFL 14 DEG 45' LEFT 959.23 FT TO POB TH CONT ON LAST  
 DESC COURSE 101.32 FT TO PT ON E 1/8 LN SEC TH DEFL LEFT 102 DEG 08' 510.55 FT  
 TO SHR LAKE MICHIGAN TH DEFL LEFT 97 DEG 31' 100 FT TH DEFL LEFT 82 DEG 29'  
 476.05 FT TO POB SEC 22 T29N R14W 1.12 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                         | 100.00   | 500.00 | 0.9898 | 1.0103 | 21000      | 100   |              | 2,100,000 |
| 100 Actual Front Feet, 1.15 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,100,000 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| D/W/P: 4in Ren. Conc.                    | 10.45    | 372  | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2203 SF Floor Area = 3322 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,203  |          |            |
| 1 Story   | Siding   | Overhang    | 9      |          |            |
| 1 Story   | Siding   | Overhang    | 9      |          |            |
|           |          |             | Total: | 486,900  | 413,864    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 313 | 14,745 | 12,533 |
| CPP           | 29  | 994    | 845    |
| WPP           | 594 | 13,816 | 11,744 |
| WCP (1 Story) | 116 | 7,415  | 6,303  |
| WPP           | 116 | 4,337  | 3,686  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Storage Over Garage   | 1075 | 18,985 | 16,137 |
| Common Wall: 1/2 Wall | 1    | -1,532 | -1,302 |
| Door Opener           | 2    | 1,343  | 1,142  |
| Base Cost             | 1075 | 58,803 | 49,983 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

Totals: 650,400 552,841

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,492,671

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2026 Est. T.C.V. 006-122-027-00 = 3,595,171  
 Est. TCV/Total Floor Area = 1082.23, Most recent sale 06/29/2000 for 825,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,717,900 1,717,900 1,717,900 837,469 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 79,700 0 0 22,611 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,797,600 1,797,600 1,797,600 860,080 860,080 860,080

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-029-00   | 2026 Est. T.C.V.    | TWO MANITOU VIEW LLC |
| Property Class: 401 |                     | 5681 S SHERIDAN LN   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

REMAINDER PARCEL PART OF GOV LOTS 2&3, SECTION 22, T29N, R 14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135 PG 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT, S00°03'17"E 224.00 FT; THENCE N89°35'00"W 68.10 FT TO POB; THENCE N88°27'03"W 155.17 FT; THENCE N27°44'39"W 381.49 FT (RECORDED AS N27°19'00"W) TO A TRAVERSE ALONG SHORE OF LAKE MICHIGAN; THENCE, ALONG SAID SHORELINE TRAVERSE, N55°02'49"E 139.98 FT (RECORDED AS N55°10'00"E 140.00 FT); THENCE 52,19'00"E 474.99 FT TO THE POB CONTAINING 1.35 ACRES OF LAND, MORE OR LESS. TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG A PRIVATE ROAD AS SET FORTH IN UBER 653, PAGE 190. TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL AND EXTENDING TO THE WATERS OF LAKE MICHIGAN, WITH FULL RIPARIAN RIGHTS OF RECORD INCIDENT THERETO. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. DC L637 P224 L637 P225/02 L653 P190/02 L826 P619/04 PRT GOVT LOTS 1 2 & 3 COM E 1/4 SEC COR TH S 89 DEG 37' W 1321.24 FT TH S 45 DEG 31' 45" E 233.94 FT TH S 0 DEG 25' W 224 FT TO POB TH S 0 DEG 25' W 106 FT THS 0 DEG 06' 30" E 5.21 FT TH S 89 DEG 37' W 165 FT TH N 05' 30" W 5.21 FT TH N 27 DEG 19' W 504.57 FT TH N 55 DEG 10' E 140 FT TH S 27 DEG 19' E TO PT N 89 DEG 35' W OF POB TH S 89 DEG 35' E TO POB SEC 22 T29N R14W 1.9 A M/L.

LDA #06-01-08 LD

THREE SPLITS - APPROVED 6.9.08 - NEW SITES MUST HAVE CURBS INSTALLED PRIOR TO CLOSING

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 420.04 | 0.9100 | 0.9672 | 21000 | 100    | 1,848,274                         |
| LK MI "A"                               | 21000    | 40.00  | 420.04 | 0.9100 | 0.9672 | 21000 | 50     | SURPLUS: ZONING 100 FT 369,655    |
| 140 Actual Front Feet, 1.35 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 2,217,929 |

## Land Improvement Cost Estimates

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

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls B | Blt 1965 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2228 SF Floor Area = 2228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,228 |          |            |
| Total:  |          |             |       | 430,556  | 318,611    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,410  |
| 3 Fixture Bath     | 2 | 20,550 | 15,207 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,448 |
| Water Well, 100 Feet | 1 | 6,941 | 5,136 |

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 304  | 5,916  | 4,378  |
| Treated Wood | 1701 | 24,443 | 18,088 |



## Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 672 | 39,171 | 28,987 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,069 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 5,839 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 551,586 | 408,173 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,102,067

2026 Est. T.C.V. 006-122-029-00 = 3,324,996

Est. TCV/Total Floor Area = 1492.37, Most recent sale 06/13/2008 for 1,985,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,587,800     | 1,587,800      | 1,587,800 | 863,575      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 74,700         | 0         | 0            | 23,316         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,662,500     | 1,662,500      | 1,662,500 | 886,891      | 886,891        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-122-030-00   | 2026 Est. T.C.V.    | RADER S STEPHEN & SUSAN O |
| Property Class: 401 |                     | 5693 S SHERIDAN LN        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L278 P334-335 L313 P885/90 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH LEFT 14 DEG 45' 655.27 FT TO POB TH CONT 101.32 FT TH LEFT 102 DEG 09' 407.4 FT TO PT ON SHR LAKE MICHIGAN TH LEFT 97 DEG 30' 100 FT TH LEFT 82 DEG 32' 373 FT TO POB SEC 22 T29N R14W .9 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|-------------------------|-----------|
| LK MI "A"                               | 21000    | 100.44 | 398.13 | 0.9888 | 0.9543 | 21000 | 100                     | 1,990,274 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |        |       | Total Est. Land Value = | 1,990,274 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 42.11    | 80   | 50     | 1,684      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,684      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1433 SF Floor Area = 3802 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,353 |          |            |
| 1 Story | Siding   | Crawl Space | 80    |          |            |
| 1 Story | Siding   | Overhang    | 1016  |          |            |
|         |          | Total:      |       | 529,937  | 344,459    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 90  | 6,220 | 4,043 |
| WPP           | 230 | 6,592 | 4,285 |
| WPP           | 80  | 3,634 | 2,362 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -1,992 |
| Door Opener         | 1    | 672    | 437    |
| Base Cost           | 1063 | 48,802 | 31,721 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,522 |
|------------------|---|-------|-------|

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 795 | 10,947 | 7,116 |
|--------------|-----|--------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Parcel Number: 45-006-122-030-00

Page: 2

Totals: 643,835 418,493

Notes: 5693

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,129,931

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 804 SF Floor Area = 1628 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 804    |          |            |
| 1 Story | Siding   | Overhang    | 20     |          |            |
|         |          |             | Total: | 258,240  | 167,856    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
|--------------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

## Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood w/Roof (Deck Portion) | 180 | 4,028 | 2,618 |
| Treated Wood w/Roof (Roof portion) | 180 | 4,156 | 2,701 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 3,694 | 2,401 |
|------------|---|-------|-------|

Totals: 288,285 187,384

Notes: 5693A

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 505,937

2026 Est. T.C.V. 006-122-030-00 = 3,632,826

Est. TCV/Total Floor Area = 669.03

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,738,500     | 1,738,500  | 1,738,500 | 547,669      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 77,900     | 0         | 0            | 14,787         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,816,400     | 1,816,400  | 1,816,400 | 562,456      | 562,456        | 494,961 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-031-00   | 2026 Est. T.C.V.    | BROOKS RONALD D TRUST & |
| Property Class: 401 |                     | 5691 S SHERIDAN LN      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L269 P851 L333 P708/91 L554 P213/00 L554 P384/00 PRT GOVT LOT 3 COM AT SW COR  
 LOT 3 TH N ON W LOT LN 539.22 FT TH E 341.2 FT TH N 75 DEG 15' E 756.59 FT TO  
 POB TH CONT N 75 DEG 15' E 202.64 FT TH N 26 DEG 53' W 476.05 FT TO SHR LAKE  
 MICHIGAN TH S 55 DEG 36' W 200 FT TH S 26 DEG 53' E 407.4 FT TO POB TOGETHER  
 WITH & SUBJECT TO EASEMENT UND 1/2 INT BROOKS RONALD D TRUST UND 1/2 INT BROOKS  
 DEBORAH F TRUST SEC 22 T29N R14W 2.01 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

|                                         |          |             |                                   |                     |                            |
|-----------------------------------------|----------|-------------|-----------------------------------|---------------------|----------------------------|
|                                         |          | * Factors * |                                   | TENNIS CT ACROSS RD |                            |
| Description                             | Frontage | Depth       | Front                             | Depth               | Rate %Adj. Reason Value    |
| LK MI "A"                               | 21000    | 200.00      | 441.50                            | 0.8324              | 0.9793 21000 100 3,423,592 |
| 200 Actual Front Feet, 2.03 Total Acres |          |             | Total Est. Land Value = 3,423,592 |                     |                            |

#### Land Improvement Cost Estimates

|                                                     |           |      |        |            |
|-----------------------------------------------------|-----------|------|--------|------------|
| Description                                         | Rate      | Size | % Good | Cash Value |
| D/W/P: Asphalt Paving                               | 4.43      | 7200 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 34.24     | 3500 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 20,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1988

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3705 SF Floor Area = 8098 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

|         |          |             |        |           |            |
|---------|----------|-------------|--------|-----------|------------|
| Stories | Exterior | Foundation  | Size   | Cost New  | Depr. Cost |
| 1 Story | Siding   | Basement    | 324    |           |            |
| 3 Story | Siding   | Basement    | 487    |           |            |
| 2 Story | Siding   | Crawl Space | 2,894  |           |            |
| 1 Story | Siding   | Overhang    | 525    |           |            |
|         |          |             | Total: | 1,959,320 | 1,273,557  |

#### Other Additions/Adjustments

|                                         |      |         |        |
|-----------------------------------------|------|---------|--------|
| Recreation Room                         | 487  | 17,298  | 8,649  |
| Exterior                                |      |         |        |
| Stone Veneer                            | 500  | 28,185  | 18,320 |
| Basement, Outside Entrance, Below Grade | 2    | 10,918  | 7,097  |
| Plumbing                                |      |         |        |
| Average Fixture(s)                      | 1    | 4,029   | 2,619  |
| 3 Fixture Bath                          | 4    | 50,772  | 33,002 |
| 2 Fixture Bath                          | 1    | 8,462   | 5,500  |
| Extra Toilet                            | 1    | 3,224   | 2,096  |
| Separate Shower                         | 1    | 3,640   | 2,366  |
| Water/Sewer                             |      |         |        |
| 2000 Gal Septic                         | 1    | 12,827  | 8,338  |
| Water Well, 100 Feet                    | 1    | 7,582   | 4,928  |
| Porches                                 |      |         |        |
| CCP (1 Story)                           | 539  | 31,246  | 20,310 |
| CCP (1 Story)                           | 184  | 11,242  | 7,307  |
| CPP                                     | 540  | 15,223  | 9,895  |
| CPP                                     | 504  | 14,218  | 9,242  |
| CGEP (1 Story)                          | 1352 | 141,014 | 91,659 |
| Balcony                                 |      |         |        |
| Wood Balcony                            | 72   | 4,969   | 3,230  |

Parcel Number: 45-006-122-031-00

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|                                                          |      |           |           |
|----------------------------------------------------------|------|-----------|-----------|
| Wood Balcony                                             | 144  | 9,937     | 6,459     |
| Garages                                                  |      |           |           |
| Class: A Exterior: Siding Foundation: 42 Inch (Finished) |      |           |           |
| Common Wall: 1 Wall                                      | 1    | -4,206    | -2,734    |
| Door Opener                                              | 2    | 1,692     | 1,100     |
| Base Cost                                                | 1051 | 86,823    | 56,435    |
| Built-Ins                                                |      |           |           |
| Appliance Allow.                                         | 2    | 19,341    | 12,572    |
| Fireplaces                                               |      |           |           |
| Exterior 2 Story                                         | 1    | 13,397    | 8,708     |
| Totals:                                                  |      | 2,451,153 | 1,590,655 |

Notes: RESIDENCE

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 4,294,769

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls B Blt 2006

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 484 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 484  |          |            |
| Total:  |          |            |      | 58,283   | 37,884     |

## Other Additions/Adjustments

|                      |  |    |       |       |  |
|----------------------|--|----|-------|-------|--|
| Exterior             |  |    |       |       |  |
| Stone Veneer         |  | 80 | 4,066 | 2,643 |  |
| Plumbing             |  |    |       |       |  |
| Average Fixture(s)   |  | 1  | 3,257 | 2,117 |  |
| Water/Sewer          |  |    |       |       |  |
| 1000 Gal Septic      |  | 1  | 6,011 | 3,907 |  |
| Water Well, 100 Feet |  | 1  | 6,941 | 4,512 |  |
| Porches              |  |    |       |       |  |
| CCP (1 Story)        |  | 40 | 1,887 | 1,227 |  |

## Garages

|                                                          |  |     |         |        |  |
|----------------------------------------------------------|--|-----|---------|--------|--|
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |  |     |         |        |  |
| Base Cost                                                |  | 968 | 63,268  | 41,124 |  |
| Door Opener                                              |  | 2   | 1,504   | 978    |  |
| Totals:                                                  |  |     | 145,217 | 94,392 |  |

Notes: TENNIS BUILDING: NO A/C

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 254,858

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: TENNIS COURT

| Unit in Place Items      | Rate  | Quantity            | Arch | %Good | Depr. Cost |
|--------------------------|-------|---------------------|------|-------|------------|
| /CI17/SPOC/TENC/ASPCA    | 7.65  | 7200                | 1.00 | 75    | 41,310     |
| ECF (4085 LAKE MICHIGAN) | 2.700 | => TCV of Bldg: 1 = |      |       | 111,537    |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 111,537

2026 Est. T.C.V. 006-122-031-00 = 8,104,756  
 Est. TCV/Total Floor Area = 944.39, Most recent sale 11/17/2025 for 0

Parcel Number: 45-006-122-031-00

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 3,866,100     | 3,866,100      | 3,866,100 | 2,046,905    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 186,300        | 0         | 0            | 55,266         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 4,052,400     | 4,052,400      | 4,052,400 | 2,102,171    | 2,102,171      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-032-00   | 2026 Est. T.C.V.    | READ RENEE T TRUST   |
| Property Class: 401 |                     | 5695 S SHERIDAN LN   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L292 P259/88 L430 P352/96 PRT GOVT LOT 3 COM AT SW COR THEREOF TH N 539.22 FT TH E 341.2 FT TH 14 DEG 45' LEFT 553.94 FT TO POB TH ON LAST COURSE 101.22 FT TH 102 DEG 10' LEFT 373 FT TO SHR LAKE MICHIGAN TH 97 DEG 29' LEFT 100 FT ON SHR TH 82 DEG 32' LEFT 338.65 FT TO POB SEC 22 T29N R14W .8 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage                | Depth  | Front  | Depth  | Rate   | %Adj. | Reason    | Value     |
|-----------------------------------------|-------------------------|--------|--------|--------|--------|-------|-----------|-----------|
| LK MI "A"                               | 21000                   | 100.41 | 348.37 | 0.9888 | 0.9230 | 21000 | 100       | 1,924,463 |
| 100 Actual Front Feet, 0.80 Total Acres | Total Est. Land Value = |        |        |        |        |       | 1,924,463 |           |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1800 | 0      | 0          |
| Wood Frame                                          | 39.96    | 24   | 50     | 479        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,979      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1977

(11) Heating System: Electric Baseboard

Ground Area = 1020 SF Floor Area = 1785 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,020  |          |            |
|            |          |             | Total: | 238,435  | 154,993    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 518 | 7,599 | 4,939 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 907 | 40,933 | 26,606 |
| Storage Over Garage | 907 | 12,245 | 7,959  |
| Door Opener         | 2   | 1,075  | 699    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
| Wood Stove       | 1 | 2,552 | 1,659 |

Totals: 333,468 216,764

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 585,263

2026 Est. T.C.V. 006-122-032-00 = 2,512,705

Est. TCV/Total Floor Area = 1407.68, Most recent sale 04/15/2011 for 1,100,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-122-032-00

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|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 1,198,800 | 1,198,800 | 1,198,800      | 661,771   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 57,600         | 0         | 0         | 17,867         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,256,400 | 1,256,400      | 1,256,400 | 679,638   | 679,638        | 0       |



45-006-122-033-00  
Property Class: 401  
Map #: 32

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

CARPENTER CHARLES A & MARY C  
5697 S SHERIDAN LN  
GLEN ARBOR, MI 49636

L1124P958 A parcel of land in Government Lot 3 of Section 22, Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, more fully described as follows: Commencing at a 5/8" iron pipe at the Southwest corner of Government Lot 3, Section 22, Town 29 North, Range 14 West; thence North along the West line of said Government Lot (North and South quarter line) 539.22 feet; thence East, parallel with the South line of said Government Lot (South eighth line), 34 1.2 feet to a 1" iron pipe; thence at an angle of 14°45' to the left from the last described course 452.62 feet to the Point of Beginning of this description; L11Cncc continuing on last described course 101.32 feet; thence at an angle of 102°11' to the left from the last described course 338.65 feet to an iron pipe at the shore of Lake Michigan; thence at an angle of 97°28' to the left from the last described course 100.0 feet to a point on said shore; thence at an angle of 82°34' to the left from the last described course 304.25 feet to the Point of Beginning. To include all land to the water's edge of Lake Michigan. Together with and subject to a perpetual easement or right-of-way, for the purpose of ingress and egress, over a strip of land 2 rods in width, Roadway described as follows: Said roadway - a 33 foot road the centerline of which is described as follows: Commencing at a 5/8" iron pipe at the Southwest corner of Government Lot 3, Section 22, Town 29 North, Range 14 West; thence North along the West line of said Government Lot (North and South Quarter line) 371.37 feet to the Point of Beginning for this description; thence at an angle of 86°34' to the right from the said West line of Government Lot 3, 209.6 feet to an iron stake; thence at an angle of 24°13' to the left from the last described course 217.35 feet to an iron pipe; thence at an angle of 16°50' to the left from the last described course 111.95 feet to an iron pipe; thence at an angle of 21°59' to the right from the last described course 175.35 feet to an iron pipe; thence at an angle of 13°34' to the left from the last described course 201.0 feet to an iron pipe; thence at an angle of 13°04' to the right from the last described course 233.7 feet to an iron pipe; thence at an angle of 21°40' to the left from the last described course 152.1 feet to an iron pipe; thence at an angle of 9°04' to the right from the last described course 248.45 feet to the Point of Ending of this description.

L216 P832 L394 P789-791 L460 P257/97 L708 P805/03 L773 P690/03 PRT OF GOVT LOT 3 SEC 22 COM SW COR GOVT LOT 3 TH N 539.22 FT TH E 341.2 FT TH N 75 DEG 15' E 452.62 FT TO POB TH CONT N 75 DEG 15' E 101.32 FT TH N 26 DEG 53' E 338.65 FT TO SHR LAKE MICHIGAN TH SWLY ON SHR 100 FT TH S 26 DEG 53' W 304.25 FT TO POB TOGETHER WITH EASEMENT SEC 22 T29N R14W .73 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                         | 100.44   | 316.60 | 0.9888 | 0.9012 | 21000      | 100   |              | 1,879,459 |
| 100 Actual Front Feet, 0.73 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,879,459 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1970

(11) Heating System: Electric Baseboard  
Ground Area = 1528 SF Floor Area = 1528 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,528  |          |            |
|         |          |             | Total: | 205,343  | 123,205    |

Other Additions/Adjustments

Parcel Number: 45-006-122-033-00

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|                                    |     |         |         |            |
|------------------------------------|-----|---------|---------|------------|
| Exterior                           |     |         |         |            |
| Stone Veneer                       | 320 | 11,939  | 7,163   |            |
| Plumbing                           |     |         |         |            |
| Average Fixture(s)                 | 1   | 1,451   | 871     |            |
| 3 Fixture Bath                     | 1   | 4,567   | 2,740   |            |
| Water/Sewer                        |     |         |         |            |
| 1000 Gal Septic                    | 1   | 4,782   | 2,869   |            |
| Water Well, 100 Feet               | 1   | 5,847   | 3,508   |            |
| Deck                               |     |         |         |            |
| Treated Wood w/Roof (Deck Portion) | 75  | 2,137   | 1,282   |            |
| Treated Wood w/Roof (Roof portion) | 75  | 1,425   | 855     |            |
| Treated Wood                       | 760 | 9,872   | 5,923   |            |
| Built-Ins                          |     |         |         |            |
| Appliance Allow.                   | 1   | 2,767   | 1,660   |            |
| Fireplaces                         |     |         |         |            |
| Exterior 1 Story                   | 1   | 6,514   | 3,908   |            |
| Local Cost Items                   |     |         |         |            |
| GENERATOR                          | 1   | 1       | 1       | *100% Good |
| Totals:                            |     | 256,645 | 153,985 |            |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 415,760

|                                                                              |   |           |
|------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-033-00                                              | = | 2,302,719 |
| Est. TCV/Total Floor Area = 1507.02, Most recent sale 05/18/2012 for 902,500 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                   |   |           |
| 1,098,500 1,098,500 1,098,500 616,861 2.70                                   |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                 |   |           |
| 0 52,900 0 0 16,655 0                                                        |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                         |   |           |
| 1,151,400 1,151,400 1,151,400 633,516 633,516 633,516                        |   |           |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-122-034-00   | 2026 Est. T.C.V.    | TEMPLE PETER R &       |
| Property Class: 401 |                     | 5888 S PASSAGE VIEW RD |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L267 P877 L346 P902 L395 P997/94 L448 P032/97 PRT GOVT LOTS 1 2 & 3 COM NW COR  
GOVT LOT 2 TH S 45 DEG 31' 45" E 233.94 FT TH S 0 DEG 25' W 224 FT FOR POB TH N  
0 DEG 25' E 224 FT TH N 89 DEG 37' E 45 FT TH N 56 DEG 12' 20" E 16.99 FT M/L TH  
N 45 DEG 13' 25" W TO SHR TH SWLY ALG SHR TO PT N 27 DEG 19' W & N 89 DEG 35' W  
OF POB TH S 27 DEG 19' E & S 89 DEG 35' E TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|-----------|
| LK MI "A"              | 21000    | 100.00      | 400.00 | 0.9898 | 0.9554 | 21000      | 100          | 1,986,057 |
| 100 Actual Front Feet, | 0.92     | Total Acres |        |        |        | Total Est. | Land Value = | 1,986,057 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1969

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2973 SF Floor Area = 2973 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,400 |          |            |
| 1 Story | Siding   | Crawl Space | 1,317 |          |            |
| 1 Story | Siding   | Crawl Space | 256   |          |            |
|         |          | Total:      |       | 404,989  | 263,255    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 864 | 32,435 | 21,083 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1612 | 20,940 | 13,611 |
|--------------|------|--------|--------|

##### Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 336 | 5,507 | 3,580 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 488,623 | 317,619 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 857,571

|                                    |   |           |
|------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-034-00    | = | 2,851,128 |
| Est. TCV/Total Floor Area = 959.01 |   |           |

Parcel Number: 45-006-122-034-00

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,359,800     | 1,359,800      | 1,359,800 | 422,595      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 65,800         | 0         | 0            | 11,410         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,425,600     | 1,425,600      | 1,425,600 | 434,005      | 434,005        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-122-035-00   | 2026 Est. T.C.V.    | CHARLICK DANIEL A & DAYNA G |
| Property Class: 401 |                     | 5699 S SHERIDAN LN          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L234P50 COMMENCING AT A 5/8 IRON PIPE OF THE SW CORNER OF GOVERNMENT LOT 3, SEC. 22, TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 (NORTH AND SOUTH V4LINE) 53 9.22 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3 (SOUTH 1/8 LINE) 341.2 FEET TO A 1" IRON PIPE; THENCE AT AN ANGLE OF 14°45' TO THE LEFT FROM THE LAST DESCRIBED COURSE 249.98 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 101.32 FEET; THENCE AT AN ANGLE OF 102°14' TO THE LEFT FROM THE LAST DESCRIBED COURSE 269.8 FEET TO AN IRON PIPE AT THE SHORE OF LAKE MICHIGAN; THENCE AT AN ANGLE OF 97°25' TO THE LEFT FROM THE LAST DESCRIBED COURSE 100 FEET TO A POINT AT SAID SHORE; THENCE AT AN ANGLE OF 82°36' TO THE LEFT FROM THE LAST DESCRIBED COURSE 235.40 FEET TO THE POINT OF BEGINNING, BEING A PART OF GOVERNMENT LOT 3, SEC. 22, TOWN 29 NORTH, RANGE 14 WEST, THE ABOVE DESCRIPTION IS INTENDED TO INCLUDE ALL LAND TO THE WATER'S EDGE OF LAKE MICHIGAN ALONG THE NORTHWESTERLY SIDE. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROAD, SUBJECT ONLY TO THE RIGHTS OF THE PUBLIC IN ANY GOVERNMENTAL UNIT IN ANY PART OF THE DESCRIBED LAND LYING IN THE BED OF LAKE MICHIGAN.

FORMERLY ABBREVIATED AS L234 P50 L360 P721/93 PRT GOVT LOT 3 COM SW LOT COR TH N 539. 22 FT TH E 341.2 FT TH N 75 DEG 15' E 249.98 FT TO POB TH N 75 DEG 15' E 101.32 FT TH N 26 DEG 53' W 269.8 FT TO SHR LAKE MICHIGAN TH ALG SHR S 55 DEG 36' W 100 FT TH S 26 DEG 53' E 235.4 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A"              | 21000    | 100.44      | 248.94 | 0.9888 | 0.8486     | 21000        | 100    | 1,769,824 |
| 100 Actual Front Feet, | 0.57     | Total Acres |        |        | Total Est. | Land Value = |        | 1,769,824 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1974

(11) Heating System: Forced Heat & Cool  
 Ground Area = 828 SF Floor Area = 1035 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 828    |          |            |
|            |          |            | Total: | 160,752  | 112,527    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 294 | 5,236 | 3,665 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 480 | 19,301 | 13,511 |
|-----------|-----|--------|--------|

Parcel Number: 45-006-122-035-00

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,786 |
|------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 207,255 | 145,079 |
|---------|--|---------|---------|

Notes:

|                                        |         |
|----------------------------------------|---------|
| ECF (4085 LAKE MICHIGAN) 2.700 => TCV: | 391,713 |
|----------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-035-00 | = | 2,169,037 |
|---------------------------------|---|-----------|

|                                                                                |
|--------------------------------------------------------------------------------|
| Est. TCV/Total Floor Area = 2095.69, Most recent sale 05/14/2021 for 1,700,000 |
|--------------------------------------------------------------------------------|

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,034,300               | 1,034,300 | 1,034,300 | 787,490        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 50,200    | 0         | 21,262         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,084,500               | 1,084,500 | 1,084,500 | 808,752        | 808,752     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-036-01   | 2026 Est. T.C.V.    | SEYFARTH SUSAN B     |
| Property Class: 401 |                     | 5703 S SHERIDAN LN   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

A PARCEL OF LAND IN GOVERNMENT LOT 3. SECTION 22, TO"" 29 NORTH. RANGE 14 WEST, GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 114 CORNER OF SAID SECTION, THENCE NORTH 00°21'13" EAST. 1120.03 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOI 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'13" EAST. 539.22 FEET: THENCE SOUTH 88°48'25" EAST, 342.30 FEET TO THE POINT OF BEGINNING: THENCE NORTH 00°04'26" EAST, 298.09 FEET TO A TRAVERSE LINE ALONG THE SHORE OF LAKE MICHIGAN; THENCE ALONG SAID LINE NORTH 61°59'30" EAST, 100.41 FEET TO POINT "A": THENCE SOUTH 26°39'23" EAST, 25.64 FEET; THENCE SOUTH 00°03'00" EAST. 298.25 FEET: THENCE SOUTH 76°33'53" WEST, 103.64 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL LANDS BETWEEN THE SIDELINES OF THE ABOVE DESCRIBED PARCEL EXTENDED TO THE ORDINARY HIGH WATER LINE OF LAKE MICHIGAN. THE EAST LINE OF THE ABOVE DESCRIBED LAND IS TO EXTEND FROM POINT "A" ON A BEARING OF NORTH 00°03'00" WEST TO THE ORDINARY HIGH WATER LINE OF LAKE MICHIGAN. TOGETHER WITH AN EASEMENT 12 FEET IN WIDTH AS DESCRIBED IN LIBER 126, PAGE 498. TOGETHER WITH AN EASEMENT 33 FEET IN WIDTH KNOWN DESCRIBED IN LIBER 98, PAGE 256. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS. SERVITUDES AND EASEMENTS OF RECORD, IF ANY.

2025 FORMERLY PIN 006-122-036-00, DESCRIPTION AFTER MEDIATION SETTLEMENT  
LEELANAU CIRCUIT COURT CASE 23-11046-CH AFTER BOUNDARY ADJUSTEMENT PART TO ADJ  
PIN.

Split/Comb. on 07/09/2024 completed 07/09/2024 TIM ;  
Parent Parcel(s): 006-122-036-00;  
Child Parcel(s): 006-122-036-01;  
-----

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|-----------|
| LK MI "A"              | 21000    | 100.41      | 311.17 | 0.9888 | 0.8973 | 21000      | 100          | 1,870,929 |
| 100 Actual Front Feet, | 0.72     | Total Acres |        |        |        | Total Est. | Land Value = | 1,870,929 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value         |
|------------------------------------------|----------|------|--------|--------------------|
| Wood Frame                               | 30.07    | 96   | 50     | 1,443              |
| Residential Local Cost Land Improvements |          |      |        |                    |
| Description                              | Rate     | Size | % Good | Cash Value         |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1    | 100    | 1,500              |
| Total Estimated Land Improvements        |          |      | True   | Cash Value = 2,943 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 800 SF Floor Area = 1472 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 672    |          |            |
| 1 Story | Block    | Crawl Space | 128    |          |            |
|         |          |             | Total: | 186,048  | 120,932    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

Parcel Number: 45-006-122-036-01

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|                  |     |         |         |
|------------------|-----|---------|---------|
| WPP              | 112 | 3,378   | 2,196   |
| Deck             |     |         |         |
| Treated Wood     | 632 | 8,652   | 5,624   |
| Built-Ins        |     |         |         |
| Appliance Allow. | 1   | 2,767   | 1,799   |
| Fireplaces       |     |         |         |
| Interior 1 Story | 1   | 5,338   | 3,470   |
| Totals:          |     | 218,263 | 141,873 |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 383,057

2026 Est. T.C.V. 006-122-036-01 = 2,256,929

Est. TCV/Total Floor Area = 1533.24

2025 Assessed MBOR S.E.V.

1,075,300 1,075,300 1,075,300

2026 New Eq. Adjustment Loss

0 53,200 0

2026 Assessed MBOR S.E.V.

1,128,500 1,128,500 1,128,500

Base for Cap

300,635

Additions

0

Capped

308,752

IRM

2.70

Tax Adjustment

8,117

-&gt;Taxable&lt;-

308,752

Losses

0

PRE/MBT

0



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-122-038-00   | 2026 Est. T.C.V.    | CLARK DAVID & KIRSTEN LAKE MICHIGAN |
| Property Class: 401 |                     | 6159 W BAY LN                       |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

DC L416 P465/96 L842 P706&709/05 2005 DESCR REVISED (REF: SPLIT 006-122-038-50)  
 PARCEL 2 - PRT E 1/2 SEC 22 COM AT E 1/4 SEC COR TH N 00 DEG 29'14" E ALG E SEC  
 LN 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TH S 45  
 DEG 28'46" W 307.76 FT TO POB TH S 44 DEG 24'01" E 290.90 FT TH S 45 DEG 57'19"  
 W 270.64 FT TH N 44 DEG 24'01" W 500.00 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN  
 TH ALG SD TRAVERSE LN N 45 DEG 57'19" E 270.64 FT TH S 44 DEG 24'01" E 209.10 FT  
 TO POB TOGETHER WITH EASEMENTS SEC 22 T29N R14W 3.106 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason          | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|-----------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 500.13 | 0.7722 | 1.0103 | 21000 | 100   |                 | 1,638,352 |
| LK MI "A" 21000                                                 | 100.00   | 500.13 | 0.7722 | 1.0103 | 21000 | 100   |                 | 1,638,352 |
| LK MI "A" 21000                                                 | 70.00    | 500.13 | 0.7722 | 1.0103 | 21000 | 50    | SURPLUS: ZONING | 573,423   |
| 270 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                 | 3,850,127 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 193  | 50     | 1,779      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,279      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1956

(11) Heating System: Electric Baseboard

Ground Area = 1936 SF Floor Area = 1936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,936  |          |            |
|         |          |             | Total: | 252,493  | 151,496    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 49 | 3,290 | 1,974 |
|---------------|----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 748 | 26,404 | 15,842 |
|-----------|-----|--------|--------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 1 Story | 2 | 13,027 | 7,816 |
| Wood Stove       | 1 | 2,552  | 1,531 |

#### Deck

|              |      |        |       |
|--------------|------|--------|-------|
| Treated Wood | 1200 | 15,588 | 9,353 |
|--------------|------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 332,768 | 199,660 |
|---------|---------|---------|

Notes: 6159

Parcel Number: 45-006-122-038-00

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ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 539,082

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1956

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1700 SF Floor Area = 1700 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,700  |          |            |
|         |          |             | Total: | 233,222  | 151,593    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1206 | 15,666 | 10,183 |
|--------------|------|--------|--------|

Totals: 274,816 178,630

Notes: 6189

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 482,301

2026 Est. T.C.V. 006-122-038-00 = 4,880,789

Est. TCV/Total Floor Area = 1342.35, Most recent sale 01/01/2005 for 0

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,328,200               | 2,328,200 | 2,328,200 | 1,399,406      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 112,200   | 0         | 37,783         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,440,400               | 2,440,400 | 2,440,400 | 1,437,189      | 1,437,189   | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-122-038-50   | 2026 Est. T.C.V.    | CLARK FAMILY REAL ESTATE LLC |
| Property Class: 401 |                     | 6149 W BAY LN                |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

SURVEY L8 P443 2004 SPLIT FROM 006-122-038-00 PARCEL 1 - PRT OF E 1/2 SEC 22 BEG AT E 1/4 COR SD SEC TH N 89 DEG 47'15" W ALG E-W 1/4 LN 753.85 FT TH N 44 DEG 24'01" W 495.48 FT TO PT ON TRAVERSE LN ALG SHR LAKE MICHIGAN TH ALG SD TRAVERSE LN N 45 DEG 48'39" E 100.03 FT TH S 44 DEG 24'01" E 500.00 FT TH N 45 DEG 57'19" E 270.64 FT TH N 44 DEG 24'01" W 290.90 FT TH N 45 DEG 28'46" E 307.76 FT TO C/L BAY LN TH S 41 DEG 35'49" E ALG SD C/L 707.55 FT TO E SEC LN TH S 00 DEG 29'14" W ALG E SEC LN 151.95 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 22 T29N R14W. 7.6 A M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------|
| LK MI "A"                                                       | 21000    | 100.00 | 410.23 | 0.9898 | 0.9615 | 21000 | 100    | 1,998,636 |
| BAY LANE 2000/F                                                 | 707.00   | 410.23 | 0.6133 | 0.9854 | 2000   | 100   |        | 854,534   |
| 807 Actual Front Feet, 7.60 Total Acres Total Est. Land Value = |          |        |        |        |        |       |        | 2,853,169 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2010

(11) Heating System: Electric Baseboard

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
|---------|----------|------------|------|----------|------------|

Other Additions/Adjustments

#### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 1 | -6,716 | -5,709 |
|----------------|---|--------|--------|

#### Garages

Class: BC Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 672    | 571    |
| Base Cost   | 2420 | 77,053 | 65,495 |

|         |        |        |
|---------|--------|--------|
| Totals: | 71,009 | 60,357 |
|---------|--------|--------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 162,964

2026 Est. T.C.V. 006-122-038-50 = 3,016,133

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,460,900               | 1,460,900 | 1,460,900 | 868,903        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 47,200    | 0         | 23,460         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,508,100               | 1,508,100 | 1,508,100 | 892,363        | 892,363     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-039-00   | 2026 Est. T.C.V.    | KOTILA KERRY R TRUST 50% & |
| Property Class: 401 |                     | 6137 W BAY LN              |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L215 P277 L308 P976/90 2005 DESCR REVISED(DUE TO SPLIT & COMBINATION) PARCEL 3 -  
 PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 COR TH N 00 DEG 29'14" E ALG E SEC LN  
 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TO POB TH S  
 45 DEG 28'46" W 307.76 FT TH N 44 DEG 24'01" W 209.10 FT TO TRAVERSE LN ALG SHR  
 LAKE MICHIGAN TH N 45 DEG 17'50" E ALG TRAVERSE LN 151 FT TH S 45 DEG 03'40" E  
 108.71 FT TH S 44 DEG 23'14" E 58.99 FT TH N 45 DEG 28'46" E 158.82 FT TO C/L  
 BAY LANE TH S 41 DEG 35'49" E ALG SD C/L 40.00 FT TO POB SEC 22 T29N R14W .866 A  
 M/L.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| LK MI "A" 21000                                                 | 100.00   | 161.00 | 0.8929 | 0.7610 | 21000 | 100   |                        | 1,427,049 |
| LK MI "A" 21000                                                 | 51.00    | 161.00 | 0.8929 | 0.7610 | 21000 | 50    | SURPLUS: ZONING 100 FT | 363,898   |
| 151 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,790,947 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 22.09 | 221  | 50     | 2,441      |
| D/W/P: 4in Ren. Conc.                               | 11.81 | 2491 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 29.98 | 602  | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,441      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = 3433 SF Floor Area = 6502 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New  | Depr. Cost |
|------------|----------|-------------|--------|-----------|------------|
| 1.75 Story | Siding   | Crawl Space | 3,433  |           |            |
| 1 Story    | Siding   | Overhang    | 494    |           |            |
|            |          |             | Total: | 1,054,422 | 896,259    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |
| Separate Shower    | 5 | 15,614 | 13,272 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,961 |
| Water Well, 100 Feet | 1 | 6,941  | 5,900 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 691 | 26,507 | 22,531 |
| CPP           | 123 | 3,681  | 3,129  |
| CCP (1 Story) | 148 | 6,182  | 5,255  |

##### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 75  | 2,354  | 2,001  |
| Composite    | 218 | 5,031  | 4,276  |
| Composite    | 126 | 3,466  | 2,946  |
| Composite    | 783 | 13,389 | 11,381 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 895 | 60,010 | 51,008 |
| Common Wall: 1.5 Wall | 1   | -5,376 | -4,570 |
| Door Opener           | 3   | 2,257  | 1,918  |

##### Built-Ins

Parcel Number: 45-006-122-039-00

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|                   |   |           |           |
|-------------------|---|-----------|-----------|
| Appliance Allow.  | 1 | 6,850     | 5,822     |
| Fireplaces        |   |           |           |
| Interior 1 Story  | 1 | 7,891     | 6,707     |
| Interior 2 Story  | 1 | 9,604     | 8,163     |
| 2nd on Same Stack | 1 | 6,044     | 5,137     |
| Totals:           |   | 1,277,519 | 1,085,888 |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 2,931,898

|                                    |              |                |           |
|------------------------------------|--------------|----------------|-----------|
| 2026 Est. T.C.V. 006-122-039-00    | = 4,725,286  |                |           |
| Est. TCV/Total Floor Area = 726.74 |              |                |           |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM            |           |
| 2,251,500 2,251,500 2,251,500      | 1,374,938    | 2.70           |           |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment | Losses    |
| 0 111,100 0                        | 0            | 37,123         | 0         |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<-    | PRE/MBT   |
| 2,362,600 2,362,600 2,362,600      | 1,412,061    | 1,412,061      | 1,412,061 |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-040-10   | 2026 Est. T.C.V.    | STEWART DANIEL E & VICKI L |
| Property Class: 402 |                     | W EGELER RD                |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L1077P36 EXCEPT 006-122-040-11 PARCEL 1: PART OF GOVERNMENT LOT 1, BEGINNING AT THE NORTHEAST CORNER; THENCE ALONG THE NORTH LOT LINE NORTH 89 °47'15" WEST 748.03 FEET; THENCE SOUTH 0 ° 30'15" WEST 150 FEET; THENCE NORTH 89°47'15" WEST 200.70 FEET TO EAST LINE PRIVATE DRIVE; THENCE SOUTH 0 °30'15" WEST 15 FEET; THENCE NORTH 89 °47'15" WEST 206.38 FEET; THENCE SOUTH 0 °30'15" WEST 726 FEET TO NORTH LINE EGELER ROAD; THENCE SOUTH 89°09'45" EAST 449 FEET TO EASTERLY RIGHT OF WAY OF SAID ROAD; THENCE SOUTH 32° 19'05" EAST 59.10 FEET; THENCE NORTH 42°06'57" EAST 650 FEET; THENCE SOUTH 43°48' 11" EAST 300.61 FEET TO NORTHERLY RIGHT OF WAY OF M-22; THENCE NORTH 42°08'30" EAST 46.69 FEET TO EAST LINE; THENCE NORTH 0°37'45" EAST 643.39 FEET TO POINT OF BEGINNING EXCEPT THAT PART COMMENCING AT THE NORTHEAST CORNER; THENCE NORTH 89°47'15" WEST 748.03 FEET; THENCE SOUTH 0°30'15" WEST 150 FEET; THENCE SOUTH 89°47'15" EAST 747.70 FEET TO THE EAST LINE; THENCE NORTH 0°37'45" EAST 150 FEET TO POINT OF BEGINNING. ALSO EXC COM E 1/4 SD SEC TH S 01 DEG 21'30" W 312.29 FT TO POB TH CONT S 01 DEG 21'30" W 184.93 FT TH N 47 DEG 05'51" W 133.61 FT TH N 01 DEG 21'30" E 96.23 FT TH S 88 DEG 38'30" E 100 FT TO POB SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. 16.054 A M/L

FORMERLY 2023 AND PRIOR YEARS: L176 P865/74 L339 P964/92 L389 P563/94 PRT GOVT LOT 2 SEC 22 & PRT NW 1/4 OF SW 1/4 SEC 23 COM NE COR GOVT LOT 2 SEC 22 TH S 01 DEG 21' 30" W 150 FT TO POB TH N 89 DEG 47' 15" W 948.10 FT TH S 0 DEG 30' 15" W 15 FT TH N 89 DEG 47' 15" W 206.38 FT TH S 0 DEG 30' 15" W 726 FT TO N LN EGELER RD TH S 89 DEG 09' 45" E 449 FT TO ELY R/W SD RD TH S 32 DEG 19' 05" E 59.10 FT TH N 42 DEG 06' 57" E 650 FT TH S 43 DEG 48' 11" E 300.61 FT TO NLY R/W M-22 TH N 42 DEG 08' 30" E 46.69 FT TH S 01 DEG 21' 30" W TO C/L ST HWY M-22 TH N 42 DEG 55' 00" E 147.23 FT TH N 47 DEG 05' 51" W 264.45 FT TH N 01 DEG 21' 30" E 96.23 FT TH S 88 DEG 38' 30" E 100 FT TH N 01 DEG 21' 30" E TO POB 006-123-014-06 TOTALLY ASSESSED WITH THIS PARCEL SECS 22 & 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                              | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value     |
|------------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|-----------|
| B 100' @ 3400/                           | 726.00   | 963.23 | 0.6092 | 1.2199 | 3400 | 100   |                         | 1,834,389 |
| 726 Actual Front Feet, 16.05 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 1,834,389 |

2026 Est. T.C.V. 006-122-040-10 = 1,834,389

Est. TCV/Total Floor Area = 282.13, Most recent sale 01/13/2011 for 700,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 944,200       | 944,200    | 944,200 | 395,913      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -27,000    | 0       | 0            | 10,689         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 917,200       | 917,200    | 917,200 | 406,602      | 406,602        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-040-11   | 2026 Est. T.C.V.    | STEWART DANIEL E & VICKI L |
| Property Class: 402 |                     | W RIVER RD                 |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

PT NE 1/4 OF SE 1/4 SEC 22 COM E 1/4 SD SEC TH S 01 DEG 21'30" W 312.29 FT TO  
 POB TH CONT S 01 DEG 21'30" W 184.93 FT TH N 47 DEG 05'51" W 133.61 FT TH N 01  
 DEG 21'30" E 96.23 FT TH S 88 DEG 38'30" E 100 FT TO POB SEC 22 T29N R14W 0.32  
 A M/L

FORMERLY ASSESSED WITH PART IN SECTION 23 ON PRIOR YEARS ASSESSMENTS: WITH  
 006-123-014-00 L389 P562/94 L854 P855/05 PRT NE 1/4 OF SE 1/4 COM E 1/4 OF SD  
 SEC TH ALG E LN SD SEC S 01 DEG 21' 30" W 312.29 FT TO POB TH CONT ALG LN S 01  
 DEG 21' 30" W 184.93 FT TH N 47 DEG 05' 51" W 133.61 FT TH N 01 DEG 21' 30" E  
 96.23 FT TH S 88 DEG 38' 30" E 100 FT TO POB SEC 22 T29N R14W .32 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| E 100' @ 800/                           | 100.00   | 140.54 | 1.0000 | 0.6734 | 800  | 100   |                         | 53,870 |
| 100 Actual Front Feet, 0.32 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 53,870 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-122-040-11 | = | 53,870 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 8.29

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 35,900                  | 35,900 | 35,900    | 14,676         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -9,000 | 0         | 396            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 26,900                  | 26,900 | 26,900    | 15,072         | 15,072      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-122-040-20   | 2026 Est. T.C.V.    | CLARK FAMILY REAL ESTATE LLC |
| Property Class: 402 |                     | W BAY LN                     |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

DC L416 P465/96 PRT GOVT LOT 2 BEG NE COR TH N 89 DEG 47' 15" W 748.03 FT TH S  
 00 DEG 30' 15" W 150 FT TH S 89 DEG 47' 15" E 747.70 FT TO E LN TH N 00 DEG 37'  
 45" E 150 FT TO POB SEC 22 T29N R14W. 2.57 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 150.00   | 747.00 | 0.9036 | 1.1447 | 2000       | 100   |              | 310,318 |
| 150 Actual Front Feet, 2.57 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 310,318 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-122-040-20 | = | 310,318 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 47.73

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 155,200                 | 155,200 | 155,200   | 90,592         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 0         | 2,445          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 155,200                 | 155,200 | 155,200   | 93,037         | 93,037      | 0       |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-042-00   | 2026 Est. T.C.V.    | MCNUTT ROBERT C TRUST & |
| Property Class: 401 |                     | 5864 S PASSAGE VIEW RD  |
| Map #: 30 & 31      | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L211 P735 L339 P964 L398 P505 L398P509 PRT OF GOVT LOTS 1 & 2 SEC 22 COM AT E  
 1/4 COR SEC 22 TH S 89 DEG 37' W ON E-W 1/4 LN 1034.83 FT TO POB TH S 45 DEG E  
 98.22 FT TH S 0 DEG 05' 30" E 95.09 FT TH S 89 DEG 37' W 144.88 FT TH N 56 DEG  
 12' 20" E 16.99 FT TH N 45 DEG 13' 25" W 365 FT M/L TO SHR LAKE MICHIGAN TH N 45  
 DEG 15' 30" E ON SHR 155 FT TH S 45 DEG 00' E 299.08 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 400.00 | 0.9133 | 0.9554 | 21000 | 100   |                        | 1,832,407                         |
| LK MI "A" 21000                         | 38.00    | 400.00 | 0.9133 | 0.9554 | 21000 | 50    | SURPLUS: ZONING 100 FT | 348,157                           |
| 138 Actual Front Feet, 1.27 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,180,565 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1966

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2302 SF Floor Area = 2302 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,966 |          |            |
| 1 Story | Siding   | Slab        | 336   |          |            |
| Total:  |          |             |       | 381,713  | 248,115    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|                |     |        |        |           |
|----------------|-----|--------|--------|-----------|
| WSEP (1 Story) | 288 | 18,642 | 12,117 |           |
| WCP (1 Story)  | 70  | 5,357  | 4,982  | *93% Good |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 556 | 8,429 | 5,479 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 672    | 437    |
| Base Cost   | 1143 | 52,475 | 34,109 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,496 |
|------------------|---|-------|-------|

Totals: 499,088 325,908

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 879,952

Parcel Number: 45-006-122-042-00

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|                                     |                |           |              |                |           |  |
|-------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-122-042-00     |                |           |              | =              | 3,065,517 |  |
| Est. TCV/Total Floor Area = 1331.68 |                |           |              |                |           |  |
| 2025 Assessed                       | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,463,400                           | 1,463,400      | 1,463,400 | 576,192      | 2.70           |           |  |
| 2026 New                            | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                   | 69,400         | 0         | 0            | 15,557         | 0         |  |
| 2026 Assessed                       | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,532,800                           | 1,532,800      | 1,532,800 | 591,749      | 591,749        | 591,749   |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-043-00   | 2026 Est. T.C.V.    | HIGH WATER HOLDINGS LLC |
| Property Class: 201 |                     | 6066 W RIVER RD         |
| Map #: 31/36        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L257 P797 L416 P32 L445 P644/97 L577 P6&12/01 L847 P155/05 L888 P458&460/06 L892  
P108/06 L926 P675/06 PRT OF SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 SEC 22 COM SE COR  
SD SEC TH S 89 DEG 44' W 1321.31 FT TH N 0 DEG 5' 30" W 819.95 FT TO C/L M-22 TH  
ALG C/L N 56 DEG 15' E 686.56 FT TH N 32 DEG 15' W 198 FT TH N 55 DEG 14' E 66  
FT TH N 49 DEG 52' E 35.69 FT TO POB TH N 49 DEG 52' E 66.76 FT TH S 42 DEG  
17'23" E 237.83 FT TO SELY R/W LN M-22 TH SWLY ALG R/W 108.16 FT TH N 32 DEG 13'  
38" W 233.10 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front      | Depth  | Rate    | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|-------------|--------|------------|--------|---------|-------|--------|---------------------------------|
|                                                                          | 108.00      | 235.00 | 1.0000     | 0.0000 | 0       | 100*  |        | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT |        | 25395 SqFt |        | 7.75000 | 100   |        | 196,815                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |            |        |         |       |        |                                 |
| 108 Actual Front Feet, 0.58 Total Acres                                  |             |        |            |        |         |       |        | Total Est. Land Value = 196,815 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |      |            |
|-----------------------------------------------------|-------|------|--------|------------|------|------------|
| D/W/P: Asphalt Paving                               | 2.75  | 3375 | 60     | 5,569      |      |            |
| Wood Frame                                          | 21.93 | 140  | 50     | 1,535      |      |            |
| Commercial Local Cost Land Improvements             |       |      |        |            |      |            |
| Description                                         | Rate  | Size | % Good | Arch       | Mult | Cash Value |
| WATER WELL 4"-6"                                    | 0.00  | 1    | 60     |            | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00  | 1    | 92     |            | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |       |      |        |            |      | 7,104      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990  
Description of Occupancy: NC - FRONT UPGRADE STONE

Costs are taken from the Shed - Office Structure cost schedules.

<<<<< Calculator Cost Computations >>>>>  
Class: D Quality: Low Cost  
Stories: 1 Story Height: 14 Perimeter: 180

Base Rate for Upper Floors = 61.06

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.82 100%  
Adjusted Square Foot Cost for Upper Floors = 68.88

|                         |                                                                     |         |
|-------------------------|---------------------------------------------------------------------|---------|
| Total Floor Area: 2,300 | Base Cost New of Upper Floors =                                     | 158,424 |
|                         | Reproduction/Replacement Cost =                                     | 158,424 |
| Eff.Age:10              | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /50 /100/100/33.0 |         |
|                         | Total Depreciated Cost =                                            | 52,280  |

|                                    |                            |        |
|------------------------------------|----------------------------|--------|
| ECF (2201 COMMERCIAL)              | 1.750 => TCV of Bldg: 1 =  | 91,490 |
| Replacement Cost/Floor Area= 68.88 | Est. TCV/Floor Area= 39.78 |        |

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
Description of Occupancy: 2021 MOVED TO LI

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>  
Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 48

Base Rate for Upper Floors = 49.74

Adjusted Square Foot Cost for Upper Floors = 49.74

|                       |                                                                     |       |
|-----------------------|---------------------------------------------------------------------|-------|
| Total Floor Area: 140 | Base Cost New of Upper Floors =                                     | 6,964 |
|                       | Reproduction/Replacement Cost =                                     | 6,964 |
| Eff.Age:17            | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0 |       |
|                       | Total Depreciated Cost =                                            | 3,482 |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 6,094  
 Replacement Cost/Floor Area= 49.74 Est. TCV/Floor Area= 43.52

Total Estimated True Cash Value of Commercial/Industrial Buildings = 97,584

2026 Est. T.C.V. 006-122-043-00 = 301,503

Est. TCV/Total Floor Area = 123.57, Most recent sale 01/13/2006 for 209,835

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 140,600       | 140,600    | 140,600 | 137,453      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 10,200     | 0       | 0            | 3,711          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 150,800       | 150,800    | 150,800 | 141,164      | 141,164        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-043-10   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 402 |                     | W RIVER RD           |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L206 P75 PRT SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 COM SE SEC COR TH S 89 DEG 44' W 1321.31FT TO N-S 1/4 LN TH N 0 DEG 5' 30" W 819.95 FT TO C/L HWY M-22 TH ALG C/L N 56 DEG 15' E 686.56 FT TH N 32 DEG 15' W 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TO POB TH N 49 DEG 52' E 200 FT TO SWLY R/W LN OF AN EXISTING RD TH ALG SD R/W S 32 DEG 15' E 228.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 42 DEG 15' W 205.63 FT TH N 32 DEG 15' W 255.83 FT TO POB EXC PRT LYING NLY OF SLY R/W LN M-22 SEC 22 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 200.00   | 20.47       | 0.8409 | 0.4658 | 3400       | 100   |              | 266,333 |
| 200 Actual Front Feet, | 0.09     | Total Acres |        |        | Total Est. |       | Land Value = | 266,333 |

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-122-043-10  | =           | 0         |
| Est. TCV/Total Floor Area = 0.00 |             |           |
| 2025 Assessed                    | MBOR        | S.E.V.    |
| 0                                | 0           | 0         |
| Base for Cap                     | IRM         |           |
| 0                                | 2.70        |           |
| 2026 New Eq. Adjustment          | Loss        | Additions |
| 0                                | 0           | 0         |
| Tax Adjustment                   | Losses      |           |
| 0                                | 0           | 0         |
| 2026 Assessed                    | MBOR        | S.E.V.    |
| 0                                | 0           | 0         |
| Capped                           | ->Taxable<- | PRE/MBT   |
| 0                                | 0           | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-043-50   | 2026 Est. T.C.V.    | MANITOU HOLDINGS LLC |
| Property Class: 201 |                     | 6052 W RIVER RD      |
| Map #: 31 & 36      | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L445 P664/97 L577 P9&12/01 L847 P155/05 L888 P458/06 L926 P675&677/06 PARCEL A-  
 PRT OF SE 1/4 OF SE 1/4 SEC 22 COM SE COR TH N 89 DEG 44' W 1321.31 FT TH N 0  
 DEG 05'30" W 819.95 FT TO C/L M-22 TH N 56 DEG 15' E 686.56 FT TH N 32 DEG 15' W  
 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 102.45 FT TO POB TH N 49 DEG  
 52' E 133.32 FT TO SWLY R/W EGELER RD TH S 32 DEG 12'51" E 228.31 FT TO SELY R/W  
 M-22 TH SWLY ALG R/W 93 FT M/L TH N 42 DEG 17'23" W 237.83 FT TO POB SEC 22 T29N  
 R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front      | Depth   | Rate | %Adj. | Reason                    | Value                           |
|--------------------------------------------------------------------------|-------------|--------|------------|---------|------|-------|---------------------------|---------------------------------|
|                                                                          | 83.00       | 235.00 | 1.0000     | 0.0000  | 0    | 100*  |                           | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT |        | 19515 SqFt | 7.75000 | 125  |       | CORNER LOCATION INFLUENCE | 189,050                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |            |         |      |       |                           |                                 |
| 83 Actual Front Feet, 0.45 Total Acres                                   |             |        |            |         |      |       |                           | Total Est. Land Value = 189,050 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 6.73  | 2664 | 50     | 8,964      |
| Wood Frame            | 23.84 | 96   | 50     | 1,144      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WOOD DECKS                                          | 5.25 | 560  | 50     | 100  |      | 1,470      |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 11,578     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960  
 Description of Occupancy: STORE - GAS STATION

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 78.90

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.92 100%  
 Adjusted Square Foot Cost for Upper Floors = 88.82

Total Floor Area: 2,280 Base Cost New of Upper Floors = 202,510

Reproduction/Replacement Cost = 202,510  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 137,707

| Unit in Place Items           | Rate    | Quantity | Arch | %Good | Depr.Cost |
|-------------------------------|---------|----------|------|-------|-----------|
| /CI14/SERS/DEQU/PUMAD/EADDFDA | 7828.00 | 2        | 1.00 | 50    | 7,828     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 254,686  
 Replacement Cost/Floor Area= 95.69 Est. TCV/Floor Area= 111.70

Total Estimated True Cash Value of Commercial/Industrial Buildings = 254,686

2026 Est. T.C.V. 006-122-043-50 = 455,314

Est. TCV/Total Floor Area = 199.70, Most recent sale 12/27/2006 for 365,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 204,800                 | 204,800 | 204,800 | 161,642      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 22,900  | 0       | 0            | 4,364          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 227,700                 | 227,700 | 227,700 | 166,006      | 166,006        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-122-044-00   | 2026 Est. T.C.V.    | GOORHOUSE DAN S & CHRISTINE E |
| Property Class: 401 |                     | 6088 W RIVER RD               |
| Map #: 31 & 36      | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L282 P653 PRT SE 1/4 OF SE 1/4 SEC 22 COM SE COR TH S 89 DEG 44' W 1321.31 FT  
 TH N 0 DEG 5' 30" W 819.95 FT TO C/L HWY TH N 56 DEG 15' E ALG C/L 686.56 FT TH  
 S 32 DEG 15' E 57.6 FT TO BK RIVER & POB TH N 32 DEG 15' W 255.6 FT TH N 55 DEG  
 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TH S 32 DEG 15' E TO BK RIVER 245 FT M/L  
 TH SLY & WLY ALG BK 100 FT M/L TO POB SEC 22 T29N R14W .59 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 100.00   | 257.00      | 1.0000 | 0.8767 | 3400       | 100   |              | 298,086 |
| 100 Actual Front Feet, | 0.59     | Total Acres |        |        | Total Est. |       | Land Value = | 298,086 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 5 ft.  | 31.16 | 100  | 50     | 1,558      |
| Fencing: Wd, Split, 2 Rail | 18.44 | 70   | 50     | 645        |
| D/W/P: Asphalt Paving      | 3.16  | 750  | 0      | 0          |
| D/W/P: 3.5 Concrete        | 6.71  | 50   | 0      | 0          |
| Wood Frame                 | 32.01 | 85   | 50     | 1,360      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 15              | 1,500.00 | 1    | 100    | 1,500                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 5,063 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1436 SF Floor Area = 1436 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,436  |          |            |
|         |          |             | Total: | 206,965  | 134,527    |

#### Other Additions/Adjustments

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 111 | 4,141 | 2,692 |
|--------------|-----|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 154 | 13,698 | 8,904 |
|----------------|-----|--------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 432 | 24,036 | 15,623 |
| Common Wall: 2 Wall | 1   | -5,280 | -3,432 |
| Door Opener         | 1   | 537    | 349    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 268,849 | 174,753 |
|---------|---------|---------|

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 384,457

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2026 Est. T.C.V. 006-122-044-00 = 687,606  
 Est. TCV/Total Floor Area = 478.83, Most recent sale 12/21/2012 for 212,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 315,500       | 315,500        | 315,500 | 146,222      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 28,300         | 0       | 0            | 3,947          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 343,800       | 343,800        | 343,800 | 150,169      | 150,169        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-045-10   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 402 |                     | W RIVER RD           |
| Map #: 31 & 36      | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L174 P584 L286 P373/88 L811 P1/04 L926 P72/06 66 FOOT WIDE EXTENSION ON EGELER RD LYING BETWEEN M-22 & CRYSTAL RIVER BEING PART SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate       | %Adj. | Reason                     | Value   |
|----------------------------------------|----------|-------|--------|--------|------------|-------|----------------------------|---------|
| A 100' @ 7000/                         | 66.00    | 20.00 | 1.1095 | 0.4631 | 7000       | 100   | SIZE/SHAPE RIVER RUNS THRU | 237,351 |
| 66 Actual Front Feet, 0.03 Total Acres |          |       |        |        | Total Est. |       | Land Value =               | 237,351 |

|                                                                     |   |   |
|---------------------------------------------------------------------|---|---|
| 2026 Est. T.C.V. 006-122-045-10                                     | = | 0 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 12/20/2006 for 1 |   |   |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                          |   |   |
| 0 0 0 0 2.70                                                        |   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses        |   |   |
| 0 0 0 0 0 0                                                         |   |   |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                |   |   |
| 0 0 0 0 0 0                                                         |   |   |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-122-046-00   | 2026 Est. T.C.V.    | SUTHERLAND PAUL H & AMY BORER |
| Property Class: 401 |                     | 6210 W STATE ST               |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L391 P317 L391 P669/94 L932 P222/07 PRT SW 1/4 OF SE 1/4 SEC 22 LYING E OF PLAT OF GLEN ARBOR COM AT SE COR SEC 22 TH N 88 DEG 55' 30" W 1320.40 FT TO E 1/8 COR & POB TH N 0 DEG 40' 45" E 99 FT TH WLY TO E LN PLAT OF GLEN ARBOR TH S 0 DEG 1' 0" E 99 FT TH E TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| E 100' @ 800/                          | 99.00    | 105.00 | 1.0035 | 0.6081 | 800  | 100   |        | 48,328                         |
| 99 Actual Front Feet, 0.24 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 48,328 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10     | 120  | 50     | 426        |
| D/W/P: 4in Concrete                                 | 7.10     | 120  | 50     | 426        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 50     | 750        |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,602      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1994

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories                                                    | Exterior     | Foundation | Size | Cost New | Depr. Cost |
|------------------------------------------------------------|--------------|------------|------|----------|------------|
| Other Additions/Adjustments                                |              |            |      |          |            |
| Plumbing                                                   |              |            |      |          |            |
| 3                                                          | Fixture Bath |            | 1    | -4,567   | -2,969     |
| Garages                                                    |              |            |      |          |            |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |              |            |      |          |            |
|                                                            | Base Cost    |            | 998  | 32,854   | 21,355     |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |              |            |      |          |            |
|                                                            | Base Cost    |            | 998  | 32,854   | 21,355     |
| Totals:                                                    |              |            |      | 61,141   | 39,741     |

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 87,430

|                                                                           |                |        |              |
|---------------------------------------------------------------------------|----------------|--------|--------------|
| 2026 Est. T.C.V.                                                          | 006-122-046-00 | =      | 137,360      |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2015 for 139,000 |                |        |              |
| 2025 Assessed                                                             | MBOR           | S.E.V. | Base for Cap |
| 72,600                                                                    | 72,600         | 72,600 | 58,890       |
|                                                                           |                |        | 2.70         |
| 2026 New Eq.                                                              | Adjustment     | Loss   | Additions    |
| 0                                                                         | -3,900         | 0      | 0            |
|                                                                           |                |        | 1,590        |
| 2026 Assessed                                                             | MBOR           | S.E.V. | Capped       |
| 68,700                                                                    | 68,700         | 68,700 | 60,480       |
|                                                                           |                |        | 60,480       |
|                                                                           |                |        | 60,480       |
|                                                                           |                |        | PRE/MBT      |

45-006-122-046-10  
Property Class: 402  
Map #: 35

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SUTHERLAND PAUL H & AMY BORER  
W CRYSTAL BEND DR  
GLEN ARBOR, MI 49636

L1228P466 PART OF SOUTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 22, TO\TI 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 88°55'30" EAST, ALONG SOUTH LINE OF SAID SECTION 22, 1320.35 FEET (RECORDED AS 1320.39 FEET) TO EAST ONE-EIGHTH LINE OF SAID SECTION 22; THENCE NORTH 00°39'38" EAST (RECORDED AS NORTH 00°38'45" EAST), ALONG SAID ONE-EIGHTH LINE, 99.00 FEET; THENCE NORTH 88°56'00" WEST, 52.88 FEET POB; THENCE CONTINUING NORTH 88°56'00" WEST, 52.88 FEET; THENCE NORTH 00°00'56" WEST, 307.81 FEET (RECORDED AS NORTH 00°01'25" WEST, 307.75 FEET) TO A TRAVERSE LINE ALONG BANK OF CRYSTAL RIVER; THENCE NORTH 74°01'26" EAST (RECORDED AS NORTH 74°02'05" EAST), ALONG SAID TRAVERSE LINE, 57.08 FEET; THENCE SOUTH 00°20'23" WEST, 324.51 FEET TO POB. INCLUDING ALL LAND LYING ABOVE AND ALONG BOTTOM OF CRYSTAL RIVER BETWEEN SIDELINES OF ABOVE DESCRIBED TRACT AS EXTENDED TO THREAD OF CRYSTAL RIVER. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, ZONING LAWS & ORDINANCES AFFECTING PREMISES, AND RIGHTS OF PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES, FURTHER SUBJECT TO RIPARIAN RIGHTS OF PUBLIC IN ANY OF THE BOTTOM LAND OF CRYSTAL RIVER.

L207 P182/79 L265 P728/86 L295 P557/89 L767 P595&620/03 PRT OF SW 1/4 OF SE 1/4 SEC 22 LYING E OF PLAT OF GLEN ARBOR & S OF THREAD OF CRYSTAL RIVER EXC PRT COM S 1/4 COR SD SEC TH S 88 DEG 55'30" E ALG S LN SD SEC 1214.59 FT TO POB TH N 99 FT TH E 53 FT M/L TH N 00 DEG 20'23" E 324.51 FT TO TRAVERSE LN ALG BANK CRYSTAL RIVER TH N 74 DEG 02'05" E ALG SD TRAVERSE LN 57.09 FT TO E 1/8 LN TH S 00 DEG 38'45" W ALG SD 1/8 LN 440.12 FT TH W 105.8 FT TO POB ALSO DESC AS COM S 1/4 COR SEC 22 TH S 88 DEG 55'30" E ALG S SEC LN 1320.35 FT TO E 1/8 LN TH N 00 DEG 39'38" E ALG SD 1/8 LN 99.00 FT TH N 88 DEG 56'00" W 52.88 FT FOR POB TH CONT N 88 DEG 56'00" W 52.88 FT TH N 00 DEG 00'56" W 307.81 FT TO TRAVERSE LN ALG BANK OF CRYSTAL RIVER TH N 74 DEG 01'26" E ALG SD TRAVERSE LN 57.08 FT TH S 00 DEG 20'23" W 324.51 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                     | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|----------------------------|--------|
| E 100' @ 800/                          | 57.08    | 343.41 | 1.2168 | 0.9206 | 800  | 50    | ZONING: 100' NONCONFORMING | 25,576 |
| 57 Actual Front Feet, 0.45 Total Acres |          |        |        |        |      |       | Total Est. Land Value =    | 25,576 |

|                             |                                         |           |                |
|-----------------------------|-----------------------------------------|-----------|----------------|
| 2026 Est. T.C.V.            | 006-122-046-10                          | =         | 25,576         |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 09/19/2003 for 0 |           |                |
| 2025 Assessed               | MBOR                                    | S.E.V.    | Base for Cap   |
| 14,700                      | 14,700                                  | 14,700    | 9,959          |
| 2026 New Eq. Adjustment     | Loss                                    | Additions | Tax Adjustment |
| 0                           | -1,900                                  | 0         | 268            |
| 2026 Assessed               | MBOR                                    | S.E.V.    | Capped         |
| 12,800                      | 12,800                                  | 12,800    | 10,227         |
|                             |                                         |           | ->Taxable<-    |
|                             |                                         |           | PRE/MBT        |
|                             |                                         |           | 10,227         |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-122-049-00   | 2026 Est. T.C.V.    | NISONGER & WALTER INVESTMENTS INC |
| Property Class: 201 |                     | 5998 W RIVER RD                   |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L244 P220 L283 P201/87 PRT GOVT LOT 2 & PRT SE 1/4 OF SE 1/4 SEC 22 COM AT E 1/4 COR TH S 00 DEG 37' 45" W 843.13 FT TO NLY BK OF CRYSTAL RIVER TH ALG SD BK S 47 DEG 05' 24" W 406.23 FT FOR POB TH N 47 DEG 51' 30" W 64.35 FT TO C/L HWY M-22 TH CONT N 47 DEG 51' 30" W 198.00 FT TH N 36 DEG 14' 43" W 137.89 FT TH S 42 DEG 08' 30" W 150.00 FT TO NELY R/W EGELER RD TH ALG SD R/W S 32 DEG 19' 05" E 345.74 FT TO HWY M-22 TH S 32 DEG 19' 05" E 59.04 FT TO BK CRYSTAL RIVER TH ALG SD BK N 47 DEG 08' 30" E 171.69 FT TH N 35 DEG 00' 30" E 60.47 FT TO POB INCLUDING LANDS TO WATERS EDGE CRYSTAL RIVER SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front  | Depth  | Rate    | %Adj. | Reason                      | Value                           |
|--------------------------------------------------------------------------|-------------|--------|--------|--------|---------|-------|-----------------------------|---------------------------------|
|                                                                          | 190.00      | 340.00 | 1.0000 | 0.0000 | 0       | 100*  |                             | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT |        | 64599  | SqFt   | 7.75000 | 100   | CORNER INFLUENCE - LOCATION | 500,646                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |        |        |         |       |                             |                                 |
| 190 Actual Front Feet, 1.48 Total Acres                                  |             |        |        |        |         |       |                             | Total Est. Land Value = 500,646 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 32.19 | 80   | 0      | 0          |
| Wood Frame                | 29.26 | 80   | 50     | 1,170      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 93     | 100  |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 93     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 93     | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 1,170      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1978

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 360 SF Floor Area = 360 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 360  |          |            |
| Total:  |          |            |      | 47,615   | 35,712     |

#### Other Additions/Adjustments

|                     |   |       |       |
|---------------------|---|-------|-------|
| Water/Sewer         |   |       |       |
| 1000 Gal Septic     | 1 | 4,473 | 3,355 |
| Water Well, 50 Feet | 1 | 3,410 | 2,557 |

#### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 308 | 12,804 | 9,603  |
| Totals:                                                     |     | 68,302 | 51,227 |

Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 102,455

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1978  
 Description of Occupancy: WITH OFFICE AREA IN FRONT

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 308

Base Rate for Upper Floors = 34.55

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.74 10%

Parcel Number: 45-006-122-049-00

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Adjusted Square Foot Cost for Upper Floors = 35.12

Total Floor Area: 4,248 Base Cost New of Upper Floors = 149,209

Reproduction/Replacement Cost = 149,209

Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 76,097

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 1 = 133,169

Replacement Cost/Floor Area= 35.12 Est. TCV/Floor Area= 31.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 133,169

2026 Est. T.C.V. 006-122-049-00 = 737,440

Est. TCV/Total Floor Area = 160.03, Most recent sale 02/16/1984 for 75,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 345,800                 | 345,800 | 345,800   | 162,306        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 22,900  | 0         | 4,382          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 368,700                 | 368,700 | 368,700   | 166,688        | 166,688     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-050-00   | 2026 Est. T.C.V.    | COUNTY OF LEELANAU   |
| Property Class: 202 |                     | W HARBOR HWY         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PRT GOVT LOT 2 SEC 22 COM AT SE COR SEC TH S 89 DEG 44' W 1321.31 FT TH N 05' 30" W ON 1/8 LN 819.95 FT TO C/L ST HWY M 22 TH N 56 DEG 15' E ON C/L 802.14 FT TH ALG 8 DEG CURVE LEFT A DIST OF 170.40 FT TO P.T. TH N 42 DEG 08' 30" E CONT ON C/L 240.12 FT TO POB TH CONT ON C/L N 42 DEG 08' 30" E 60 FT TH S 47 DEG 51' 30" E 64.35 FT TO BANK OF CRYSTAL RIVER TH SW ALG RIVER TO PT S 47 DEG 51' 30"E OF POB TH N 47 DEG 51' 30" W TO POB SEC 22 T29N R14W .1 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/        | 60.00    | 64.36       | 1.1362 | 0.6202 | 7000       | 100          |        | 295,967 |
| VILLAGE AR ROW        |          | 0.10 Acres  |        |        | 0          | 100          |        | 0       |
| 60 Actual Front Feet, | 0.19     | Total Acres |        |        | Total Est. | Land Value = |        | 295,967 |

|                                  |      |        |
|----------------------------------|------|--------|
| 2026 Est. T.C.V. 006-122-050-00  | =    | 0      |
| Est. TCV/Total Floor Area = 0.00 |      |        |
| 2025 Assessed                    | MBOR | S.E.V. |
| 0                                | 0    | 0      |
|                                  |      |        |
| 2026 New Eq. Adjustment          | Loss |        |
| 0                                | 0    | 0      |
|                                  |      |        |
| 2026 Assessed                    | MBOR | S.E.V. |
| 0                                | 0    | 0      |

  

|  |              |                |         |
|--|--------------|----------------|---------|
|  | Base for Cap | IRM            |         |
|  | 0            | 2.70           |         |
|  |              |                |         |
|  | Additions    | Tax Adjustment | Losses  |
|  | 0            | 0              | 0       |
|  |              |                |         |
|  | Capped       | ->Taxable<-    | PRE/MBT |
|  | 0            | 0              | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-122-051-01   | 2026 Est. T.C.V.    | STEWART FAMILY RESIDENCE TRUST |
| Property Class: 401 |                     | 5826 S PASSAGE VIEW RD         |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L391 P190/94 L406 P725/95 L408 P440/95 L431 P237/96 L826 P615&617/04 PRT GOVT  
 LOT 1 SEC 22 BEG AT A PT ON E-W1/4 LN WHICH IS S 89 DEG 37' 0" W 753.85 FT FROM  
 E 1/4 COR FOR POB TH CONT S 89 DEG 37' 0" W 140.49 FT TH N 45 DEG 0' 00" W  
 397.30 FT TO SHR LAKE MICHIGAN TH N 45 DEG 15' 30" E 100.00 FT ALG SHR TH S 45  
 DEG 0' 0" E 495.52 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|-----------|
| LK MI "A"              | 21000    | 100.00      | 450.00 | 0.9898 | 0.9840 | 21000      | 100          | 2,045,408 |
| 100 Actual Front Feet, | 1.03     | Total Acres |        |        |        | Total Est. | Land Value = | 2,045,408 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1326 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,326 |          |            |
| 1 Story    | Siding   | Overhang    | 22    |          |            |
|            |          | Total:      |       | 234,214  | 201,412    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,248 |
| 3 Fixture Bath     | 1 | 4,567 | 3,928 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,113 |
| Water Well, 100 Feet | 1 | 5,847 | 5,028 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CSEP (1 Story) | 233 | 10,203 | 8,775 |
| WCP (1 Story)  | 87  | 4,796  | 4,125 |
| WCP (1 Story)  | 53  | 3,472  | 2,986 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 4,758 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,718 |
|------------------|---|-------|-------|

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1729 | 22,460 | 19,316 |
|--------------|------|--------|--------|

Totals: 303,974 261,407

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 705,799

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 837 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 48   |          |            |
| 1 Story | Siding   | Overhang   | 789  |          |            |
| Total:  |          |            |      | 74,075   | 63,704     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,248 |
|--------------------|---|-------|-------|

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 283 | 5,465 | 4,700 |
| WCP (1 Story) | 25  | 2,099 | 1,805 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 789 | 36,744 | 31,600 |
| Door Opener | 2   | 1,075  | 924    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,380 |
|------------------|---|-------|-------|

Totals: 123,676 106,361

Notes: D.G. WITH DWELLING ABOVE

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 287,175

2026 Est. T.C.V. 006-122-051-01 = 3,045,882

Est. TCV/Total Floor Area = 1210.12, Most recent sale 01/30/2004 for 0

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,458,700               | 1,458,700 | 1,458,700 | 449,364        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 64,200    | 0         | 12,132         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,522,900               | 1,522,900 | 1,522,900 | 461,496        | 461,496     | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-122-052-00   | 2026 Est. T.C.V.    | FLOWERS JULIA MATHER   |
| Property Class: 401 |                     | 5842 S PASSAGE VIEW RD |
| Map #: 30           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L278 P30 L530 P468-470/99 PRT GOVT LOTS 1 & 2 SEC 22 COM AT A PT ON E-W 1/4 LN WHICH IS S 89 DEG 37' 0" W 894.34 FT FROM E 1/4 COR SD SEC TH S 45 DEG 15' 30" W 100.00 FT TH N 45 DEG 0' 00" W 397.30 FT TH ALG SHR LAKE MICHIGAN N 45 DEG 15' 30" E 100 FT TH S 45 DEG 0'0" E 397.30 FT TO POB SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|-----------|
| LK MI "A"              | 21000    | 100.00      | 397.00 | 0.9898 | 0.9536 | 21000      | 100          | 1,982,323 |
| 100 Actual Front Feet, | 0.91     | Total Acres |        |        |        | Total Est. | Land Value = | 1,982,323 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Fencing: Wd, Split, 3 Rail               | 23.18    | 110  | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1988

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1546 SF Floor Area = 2818 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,546 |          |            |
| 1 Story    | Siding   | Overhang    | 886   |          |            |
|            |          | Total:      |       | 407,762  | 326,210    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Brick Veneer | 118 | 2,377 | 1,902 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |
| Separate Shower    | 1 | 2,720  | 2,176  |

#### Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 10,880 | 8,704 |
| Water Well, 50 Feet | 1 | 3,418  | 2,734 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 37  | 1,214  | 971    |
| WPP            | 683 | 15,852 | 12,682 |
| WSEP (1 Story) | 158 | 11,844 | 9,475  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 57  | 1,980 | 1,584 |
| Treated Wood | 112 | 2,914 | 2,331 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -2,451 |
| Door Opener         | 3    | 2,015  | 1,612  |
| Base Cost           | 1115 | 60,991 | 48,793 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Parcel Number: 45-006-122-052-00

Page: 2

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 16,991 | 13,593 |
|------------------|---|--------|--------|

## Unit-in-Place Cost Items

|              |   |        |        |            |
|--------------|---|--------|--------|------------|
| RES ELEVATOR | 1 | 15,450 | 15,450 | *100% Good |
|--------------|---|--------|--------|------------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 577,389 | 465,003 |
|---------|--|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,255,508

---

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-052-00 | = | 3,240,331 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1149.87, Most recent sale 11/30/1999 for 1,100,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,561,400     | 1,561,400      | 1,561,400 | 866,402      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 58,800         | 0         | 0            | 23,392         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,620,200     | 1,620,200      | 1,620,200 | 889,794      | 889,794        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-122-054-00   | 2026 Est. T.C.V.    | HARRIS JOHN T & PRINGLE HEATHER L |
| Property Class: 402 |                     | W RIVER RD                        |
| Map #: 36           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L289 P412/88 DC L579 P750 DC L638 P289 PRT SE 1/4 OF SE 1/4 COM NW COR POST OF  
 SE 1/4 OF SE 1/4 TH S ALG W LN 155 FT THN 56 DEG 15' E 15 FT TH S 32 DEG 15' E  
 165 FT TH N 56 DEG 15' E 198 FT TO P.O.B. TH S 32 DEG 07' E TO SHORE LN CRYSTAL  
 RIVER TH NE ALG SHR 132 FT TH N 32 DEG 15' W TO PT 132 FT N 56 DEG 15' E OF POB  
 TH S 56 DEG 15' W TO POB EXCL PUB HWY RTS SEC 22 T29N R14W. .77 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 254.10 | 0.9329 | 0.8742 | 3400 | 100   |                         | 277,309 |
| E 100' @ 800/                           | 32.00    | 254.10 | 0.9074 | 0.8285 | 800  | 50    | SURPLUS: ZONING 100 FT  | 9,623   |
| 132 Actual Front Feet, 0.77 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 286,932 |

2026 Est. T.C.V. 006-122-054-00 = 286,932

Est. TCV/Total Floor Area = 101.82, Most recent sale 05/01/2018 for 139,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 148,900                 | 148,900 | 148,900   | 31,114         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | -5,400  | 0         | 840            | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 143,500                 | 143,500 | 143,500   | 31,954         | 31,954      |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-122-055-00   | 2026 Est. T.C.V.    | DAGOSTINO THOMAS P (ELE) |
| Property Class: 402 |                     | W RIVER RD               |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L289 P411 DC L579 P750 DC L638 P289 PRT GOVT LOT 2 SEC 22 COM E 1/4 COR SEC TH S  
 00 DEG 37' 45" W 742.89 FT TO HWY R/W & POB TH CONT ALG LN S 00 DEG 37' 45" W  
 100.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 47 DEG 05' 24" W 406.23 FT TH N 47  
 DEG 51' 30" W 262.39 FT TH N 36 DEG 14' 43" W 137.69 FT TH N 42 DEG 08' 30" E  
 500 FT TH S 44 DEG 05' 48" E 300.51 FT TO NLY R/W HWY TH S 24 DEG 50' 53" E  
 71.94 FT TO POB SEC 22 T29N R14W. 4.25 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        |        |                         | RIVER ACCESS ACROSS ST |                        |         |
|-----------------------------------------|----------|-------------|--------|--------|-------------------------|------------------------|------------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj.                  | Reason                 | Value   |
| B 100' @ 3400/                          | 400.00   | 423.17      | 0.6914 | 0.9931 | 3400                    | 100                    |                        | 933,906 |
| E 100' @ 800/                           | 37.49    | 423.17      | 0.5966 | 0.9904 | 800                     | 50                     | SURPLUS: ZONING 100 FT | 8,860   |
| 437 Actual Front Feet, 4.25 Total Acres |          |             |        |        | Total Est. Land Value = |                        |                        | 942,766 |

2026 Est. T.C.V. 006-122-055-00 = 942,766

Est. TCV/Total Floor Area = 334.55

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 486,800                 | 486,800 | 486,800   | 92,452         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -15,400 | 0         | 0              | 2,496       | 0       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 471,400                 | 471,400 | 471,400   | 94,948         | 94,948      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-122-056-00   | 2026 Est. T.C.V.    | STEWART VICKI L LIVING TRUST |
| Property Class: 402 |                     | W EGELER RD                  |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

PARCEL #2 PART OF GOV LOTS 2 & 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THE, ALONG THE WEST SIDE OF SAID EASEMENT, S00°03'17"E 385.89 FT TO POB; THENCE, CONTINUING ALONG WEST SIDE OF SAID EASEMENT, S00°03'17"E 181. 12 FT; THENCE N89°46'14" W 165.67 FT TO WEST LINE OF GOV LOT 2; THENCE, ALONG SAID GOV LOT LINE, N00°02'00"W 181.12 FT; THENCE 589.46'14"E 165.61 FT TO PRB CONTAINING 30,000 SQ FT. TOGETHER WITH A NON-EXCLUSIVE 66 FT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG A PRIVATE ROAD AS SET FORTH IN THE ROAD GRANT RECORDED IN LIBER 135 PAGE 230 - SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO AND TOGETHER WITH A 15 FT WIDE UTILITY EASEMENT IN PART OF GOV LOT 2 SEC 22, T29N, R 14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SW CNR GOV LOT 2; THENCE, ALONG WEST LINE OF GOV LOT 2, N00°07'13"E 396.00 FT TO POB; THENCE, ALONG WEST LINE OF SAID UTILITY EASEMENT, N00°07'13"E 22.24 FT; THENCE, CONTINUING ALONG SAID WEST LINE, N00°02'00"W 396.05 FT; THENCE N2°44'39"W 124.00 FT POINT OF ENDING DC L637 P224 L637 P225/02 L653 P190/02 L826 P619/04 PRT GOVT LOT 2 COM NW LOT COR TH S 0 DEG05' 30' E 498 FT TO POB TH N 89 DEG 37' E 165 FT TH S 05' 30" E 360 FT TH S 89 DEG 37' W 165 FT TH N 05' 30" W 360 FT TO POB SEC 22 T29N R14W.

2010 SPLIT TO PARCEL 1 & 2 - 122-029-02

Land Value Estimates for Land Table 4120.4120 RESI

|                        |          | * Factors * |        | PARCEL 2 |                         |         |
|------------------------|----------|-------------|--------|----------|-------------------------|---------|
| Description            | Frontage | Depth       | Front  | Depth    | Rate %Adj. Reason       | Value   |
| C 100' @ 2000/         | 181.12   | 165.64      | 0.8620 | 0.7855   | 2000 100                | 245,285 |
| 181 Actual Front Feet, | 0.69     | Total Acres |        |          | Total Est. Land Value = | 245,285 |

|                                                                      |                |         |                |
|----------------------------------------------------------------------|----------------|---------|----------------|
| 2026 Est. T.C.V.                                                     | 006-122-056-00 | =       | 245,285        |
| Est. TCV/Total Floor Area = 87.04, Most recent sale 10/30/2003 for 0 |                |         |                |
| 2025 Assessed                                                        | MBOR           | S.E.V.  | Base for Cap   |
| 122,600                                                              | 122,600        | 122,600 | 2,458          |
| 2026 New Eq. Adjustment                                              |                | Loss    | Additions      |
| 0                                                                    | 0              | 0       | 0              |
| 2026 Assessed                                                        | MBOR           | S.E.V.  | Capped         |
| 122,600                                                              | 122,600        | 122,600 | 2,524          |
|                                                                      |                |         | IRM            |
|                                                                      |                |         | 2.70           |
|                                                                      |                |         | Tax Adjustment |
|                                                                      |                |         | 66             |
|                                                                      |                |         | Losses         |
|                                                                      |                |         | 0              |
|                                                                      |                |         | ->Taxable<-    |
|                                                                      |                |         | PRE/MBT        |
|                                                                      |                |         | 0              |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-122-056-10   | 2026 Est. T.C.V.    | STEWART FAMILY RESIDENCE TRUST |
| Property Class: 402 |                     | W EGELER RD                    |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L406 P725/95 L408 P440/95 L431 P237/96 L826 P615&617/04 PRT GOVT LOT 2 SEC 22  
 COM NE COR TH N 89 DEG 47'15" W 748.03 FT TH S 0 DEG 30'15" W 150 FT TH N 89 DEG  
 47'15" W 200.70 FT TO E LN OF DAVIS LN TH N 0 DEG 31'45" E 96.31 FT TH N 45 DEG  
 52'45" E 76.85 FT TH S 89 DEG 47'15" E 146.08 FT TO POB ALSO PRT GOVT LOT 2 SEC  
 22 BEG AT PT ON E-W 1/4 LN WHICH IS S 89 DEG 37' 0" W 894.34 FT FROM E 1/4 COR  
 SD SEC TH S 45 DEG 15' 30" W 76.81 FT FOR POB TH S 0 DEG 05' 30" E 111.31 FT TO  
 66 FT RD TH S 89 DEG 37' W 16.5 FT TH N 0 DEG 5' 30" W 95.09 FT TH N 45 DEG 15'  
 30" E 23.19 FT M/L TO POB SEC 22 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 140.49   | 198.44      | 0.9185 | 0.8218 | 2000       | 100   |              | 212,103 |
| 140 Actual Front Feet, | 0.64     | Total Acres |        |        | Total Est. |       | Land Value = | 212,103 |

|                                                                      |                    |         |              |
|----------------------------------------------------------------------|--------------------|---------|--------------|
| 2026 Est. T.C.V.                                                     | 006-122-056-10     | =       | 212,103      |
| Est. TCV/Total Floor Area = 75.27, Most recent sale 01/30/2004 for 0 |                    |         |              |
| 2025 Assessed                                                        | MBOR               | S.E.V.  | Base for Cap |
| 106,100                                                              | 106,100            | 106,100 | 2,463        |
| 2026                                                                 | New Eq. Adjustment | Loss    | Additions    |
| 0                                                                    | 0                  | 0       | 0            |
| 2026 Assessed                                                        | MBOR               | S.E.V.  | Capped       |
| 106,100                                                              | 106,100            | 106,100 | 2,529        |
|                                                                      |                    |         | ->Taxable<-  |
|                                                                      |                    |         | 2,529        |
|                                                                      |                    |         | PRE/MBT      |
|                                                                      |                    |         | 0            |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-122-056-50   | 2026 Est. T.C.V.    | STEWART VICKI L LIVING TRUST |
| Property Class: 402 |                     | W EGELER RD                  |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

2010 SPLIT - 30,062SQFT - PARCEL 1 PARCEL /1 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT EAST 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE SECTION, S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR OF GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT, S00°03'17"E 224.00 FT TO POB; THENCE, CONTINUING ALONG WEST SIDE OF SAID EASEMENT, S00°03'17"E 161.89 FT; THENCE N89°46'14"W 165.61 FT TO WEST LINE OF GOV LOT 2; THENCE, ALONG SAID GOV LOT LINE, N00°02'00"W 56.17 FEET; THENCE N27°44'39"W 124.00 FEET; THENCE S88°27'03"E 155.17 FT; THENCE S89°35'00"E 68.10 FT TO POB. CONTAINING 30,062 SQ FT. TOGETHER WITH A NON-EXCLUSIVE 66 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG A PRIVATE ROAD AS SET FORTH IN THE ROAD GRANT RECORDED IN LIBER 135, PAGE 230. SUBJECT TO AND TOGETHER WITH A 15 FOOT WIDE UTILITY EASEMENT IN PART OF GOVERNMENT LOT 2, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SW CNR OF SAID GOVERNMENT LOT 2; THENCE, ALONG THE WEST LINE OF GOVERNMENT LOT 2, N00°07'13"E 396.00 FT TO POB; THENCE, ALONG THE WEST LINE OF SAID UTILITY EASEMENT, N00°07'13"E 22.24 FT; THENCE, CONTINUING ALONG SAID WEST LINE, N00°02'00"W 396.05 FT; THENCE N27°44'39"W 124.00 FT TO POB.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 180.00   | 167.01      | 0.8633 | 0.7872 | 2000       | 100   |              | 244,652 |
| 180 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 244,652 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-122-056-50 | = | 244,652 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 86.82

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 122,300                 | 122,300 | 122,300   | 2,459          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 0         | 66             | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 122,300                 | 122,300 | 122,300   | 2,525          | 2,525       | 0       |  |

45-006-122-057-00  
Property Class: 402  
Map #: 31

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

STEWART VICKI L LIVING TRUST  
W EGELER RD  
GLEN ARBOR, MI 49636

PARCEL #3 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89°J7'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45°19'01" E 232.85 FT (RECORDED AS S45°31'45"W 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT, S00°03'17"E 567.01 FT TO POB; THENCE, CONTINUING ALONG WEST SIDE OF SAID EASEMENT, S00°03'17" E 181.20 FT; THENCE, WITHIN ROW OF EGELER ROAD, N89°42'05"W 165.80 FT (RECORDED AS 165.00 FT) TO WEST LINE OF GOV LOT 2; THENCE, ALONG SAID GOV LOT LINE, N00°07'13"E 22.24 FT; THENCE N00°02'00"W 158.76 FT; THENCE S89°46'14"E 165.67 FT TO POB CONTAINING 30,000 SQ FT OF LAND. TOGETHER WITH A NON-EXCLUSIVE 66 FT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG A PRIVATE ROAD AS SET FORTH IN THE ROAD GRANT RECORDED IN LIBER 135 PAGE 230. SUBJECT TO AND TOGETHER WITH A 15 FT WIDE UTILITY EASEMENT IN PART OF GOVERNMENT LOT 2, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SW CNR OF SAID GOVERNMENT LOT 2; THENCE, ALONG THE WEST LINE OF GOVERNMENT LOT 2, N00°07'13"E 396.00 FT TO POB; THENCE, ALONG THE WEST LINE OF SAID UTILITY EASEMENT, N00°07'13"E 22.24 FT; THENCE, CONTINUING ALONG SAID WEST LINE, N00°02'00"W 396.05 FT; THENCE N27°44'39"W 124.00 FT TO POB. DC L637 P224 L637 P225/02 L653 P190/02 L826 P619/04 PRT OF GOVT LOT 2 SEC 22 COM AT PT ON W LINE OF GOVT LOT 2 396 FT N OF SW COR TH E 165 FT TH N 66 FT TH W 165 FT TH S 66 FT TO POB. SEC 22 T29N R14W. .25 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 170.00   | 176.52      | 0.8758 | 0.7981 | 2000       | 100   |              | 237,654 |
| 170 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 237,654 |

|                                                                      |         |           |                |             |         |         |
|----------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|---------|
| 2026 Est. T.C.V. 006-122-057-00                                      |         |           |                |             | =       | 237,654 |
| Est. TCV/Total Floor Area = 84.33, Most recent sale 10/30/2003 for 0 |         |           |                |             |         |         |
| 2025 Assessed                                                        | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |         |
| 118,800                                                              | 118,800 | 118,800   | 3,460          | 2.70        |         |         |
| 2026 New Eq. Adjustment                                              | Loss    | Additions | Tax Adjustment | Losses      |         |         |
| 0                                                                    | 0       | 0         | 93             | 0           |         |         |
| 2026 Assessed                                                        | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |         |
| 118,800                                                              | 118,800 | 118,800   | 3,553          | 3,553       | 0       |         |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-122-058-10   | 2026 Est. T.C.V.    | FREEMAN FAMILY COTTAGE TRUST |
| Property Class: 401 |                     | 5760 S OAK ST                |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L294 P308 L321 P651 L423 P410-413/96 L768 P331/03 PRT OF GOVT LOT 3 SEC 22 COM S 1/4 COR SD SEC TH N 660.12 FT ALG N-S 1/4 LN & C/L LAKE ST TH CONT ALG SD 1/4 LN N 00 DEG 03'40" W 660.16 FT TO SW COR SD GOVT LOT 3 TH S 89 DEG 11'50" E 1154.75 FT ALG S LN SD GOVT LOT 3 TH N 01 DEG 28'50" E 211.19 FT ALG C/L OAK ST TO POB TH N 89 DEG 11'50" W 215 FT TH N 01 DEG 28'50" E 110 FT TH S 89 DEG 11'50" E 215 FT TH S 01 DEG 28'50" W 110 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| C 100' @ 2000/         | 100.00   | 215.00      | 0.9765 | 0.8385 | 2000       | 100   |                        | 163,745 |
| C 100' @ 2000/         | 10.00    | 215.00      | 0.9765 | 0.8385 | 2000       | 50    | SURPLUS: ZONING 100 FT | 8,187   |
| 110 Actual Front Feet, | 0.54     | Total Acres |        |        | Total Est. |       | Land Value =           | 171,933 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1074 SF Floor Area = 1458 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Mich Bsmnt. | 768  |          |            |
| 1 Story   | Siding   | Piers       | 306  |          |            |
|           |          | Total:      |      | 180,846  | 124,887    |

#### Other Additions/Adjustments

| Exterior     |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 48 | 1,791 | 1,164 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 240 | 6,600 | 4,290 |
|---------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 14,238 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 2   | 1,075  | 699    |
| Stone Veneer        | 59  | 2,201  | 1,431  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 234,706 152,558

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 335,628

Parcel Number: 45-006-122-058-10

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2026 Est. T.C.V. 006-122-058-10 = 512,561  
 Est. TCV/Total Floor Area = 351.55, Most recent sale 04/08/2016 for 331,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 231,500       | 231,500 | 231,500 | 187,879      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 24,800         | 0    | 0         | 5,072          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 256,300       | 256,300 | 256,300 | 192,951 | 192,951     | 0       |

45-006-122-058-21                      2026 Est. T.C.V.                      GAUTHIER FREDERICK & MARCIA S  
 Property Class: 401                      5768 S OAK ST  
 Map #: 32                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

REMAINDER PARCEL OF RECORDED SURVEY DESCRIBED AS PART OF GOVERNMENT LOT 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE, ALONG THE NORTH-SOUTH 1/4 LINE, N00°03'07"E 1320.21 FEET (RECORDED AS NORTH 660.12 FEET AND N0°03'40"W 660.16 FEET); TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, S89°08'10"E 858.46 FEET (RECORDED AS S89°11'50"E 858.70 FEET); THENCE N00°11'51"E 137.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°11'S1"E 73.55 FEET; THENCE S89°09'21"E 301.35 FEET TO THE MONUMENTED CENTERLINE OF OAK STREET; THENCE, ALONG SAID CENTERLINE, S01°51'07"W 210.78 FEET; THENCE N89°07'00"W 185.27 FEET ALONG THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE N00°11'51"E 137.00 FEET; THENCE N89°07'00"W 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 47,768 SQUARE FEET (1.09 ACRES) OF LAND. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN LIBER 982, PAGE 658. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.  
 SPLIT ON 08/28/2023 FROM 006-122-058-20;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-122-058-20;  
 Child Parcel(s): 006-122-058-21, 006-122-058-22;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 165.04   | 334.00 | 0.8823 | 0.9361 | 2000 | 100   |                         | 272,602 |
| 211 Actual Front Feet, 1.09 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 272,602 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 739  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 3500 | 0      | 0          |
| Wood Frame                                          | 25.10    | 201  | 50     | 2,522      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,522      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY                      Cls C                      Blt 1966

(11) Heating System: Electric Baseboard  
 Ground Area = 1152 SF      Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,152  |          |            |
|         |          |             | Total: | 160,076  | 96,046     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,702 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 120 | 2,539 | 1,523 |
|-----|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Parcel Number: 45-006-122-058-21

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|                                                            |      |         |         |
|------------------------------------------------------------|------|---------|---------|
| Base Cost                                                  | 660  | 24,156  | 14,494  |
| Common Wall: 1 Wall                                        | 1    | -2,182  | -1,309  |
| Door Opener                                                | 1    | 537     | 322     |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |         |         |
| Base Cost                                                  | 468  | 18,963  | 11,378  |
| Class: C Exterior: Pole (Unfinished)                       |      |         |         |
| Base Cost                                                  | 2176 | 52,485  | 31,491  |
| Built-Ins                                                  |      |         |         |
| Appliance Allow.                                           | 1    | 2,767   | 1,660   |
| Fireplaces                                                 |      |         |         |
| Interior 1 Story                                           | 1    | 5,338   | 3,203   |
| Deck                                                       |      |         |         |
| Composite                                                  | 320  | 6,038   | 3,623   |
| Totals:                                                    |      | 292,085 | 175,252 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 385,555

|                                    |         |           |                |             |         |         |
|------------------------------------|---------|-----------|----------------|-------------|---------|---------|
| 2026 Est. T.C.V. 006-122-058-21    |         |           |                |             | =       | 665,679 |
| Est. TCV/Total Floor Area = 577.85 |         |           |                |             |         |         |
| 2025 Assessed                      | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |         |
| 302,700                            | 302,700 | 302,700   | 120,426        | 2.70        |         |         |
| 2026 New Eq. Adjustment            | Loss    | Additions | Tax Adjustment | Losses      |         |         |
| 0                                  | 30,100  | 0         | 3,251          | 0           |         |         |
| 2026 Assessed                      | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |         |
| 332,800                            | 332,800 | 332,800   | 123,677        | 123,677     | 123,677 |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-058-22   | 2026 Est. T.C.V.    | GAUTHIER NORMAN J    |
| Property Class: 402 |                     | 5768 S OAK ST        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PARCEL A OF RECORDED SURVEY 2023005579 L15P248 DESCRIBED AS PART OF GOVERNMENT LOT 3, SECTION 22,T29N, R14W,GLENARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4CORNER OF SAID SECTION; THENCE, ALONG THE NORTH-SOUTH 1/4 LINE,N00°03'07"E 1320.21FEET (RECORDED AS NORTH 660.12 FEET AND N0°03'40"W 660.16 FEET); TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, S89°08'10"E 858.46 FEET (RECORDED AS S89°11'50"E 858.70 FEET) TO THE POINT OF BEGINNING; THENCE N00°11'51"E 137.00 FEET; THENCE S89°07'00"E 110.00 FEET; THENCE S00°11'51"W 137.00 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE, ALONG SAID SOUTH LINE,N89°07'00"W 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15,068 SQUARE FEET OF LAND. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN LIBER 982, PAGE 658. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 08/28/2023 FROM 006-122-058-20;

Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;  
 Parent Parcel(s): 006-122-058-20;  
 Child Parcel(s): 006-122-058-21, 006-122-058-22;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 110.00   | 136.98 | 0.9765 | 0.7491 | 2000 | 100   |                         | 160,923 |
| 110 Actual Front Feet, 0.35 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 160,923 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 6.71  | 739  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 3500 | 0      | 0          |
| Wood Frame            | 25.10 | 201  | 50     | 2,522      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,522      |

2026 Est. T.C.V. 006-122-058-22 = 168,445

Est. TCV/Total Floor Area = 146.22

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 84,200                  | 84,200 | 84,200    | 2,866          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 77             | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 84,200                  | 84,200 | 84,200    | 2,943          | 2,943       | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-122-060-00   | 2026 Est. T.C.V.    | VULGAMOTT SCHEMM TRUST |
| Property Class: 401 |                     | 5765 S OAK ST          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L308 P881 L572 P211/01 L676 P232&251/02 L776 P308/03 L909 P729/06 PRT OF GOVT  
 LOT 3 SEC 22 BEG 231.3 FT N OF SE COR GOVT LOT 3 TH W 198 FT TH N 147.5 FT TO  
 C/L CO RD TH E ON C/L TO E 1/8 LN TH S ON SD E 1/8 LN 149.25 FT M/L TO POB SEC  
 22 T29N R14W .67 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 147.50   | 198.00 | 0.9074 | 0.8214 | 2000       | 100   |              | 219,871 |
| 148 Actual Front Feet, 0.67 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 219,871 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 1000 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 21.39    | 200  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1990

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1181 SF Floor Area = 1443 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,049 |          |            |
| 1 Story    | Siding   | Crawl Space | 132   |          |            |
|            |          | Total:      |       | 202,886  | 172,464    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| Separate Shower    | 1 | 1,336 | 1,136 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 295 | 5,472 | 4,651 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 172 | 3,683 | 3,131 |
| Treated Wood | 55  | 1,829 | 1,555 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 317 | 14,664 | 12,464 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,855 |
| Door Opener         | 1   | 537    | 456    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
| Sauna            | 1 | 6,641 | 5,645 |

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 257,450 | 218,843 |
|---------|---------|---------|

Notes: 2018 ADDITION

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 481,455

---

2026 Est. T.C.V. 006-122-060-00 = 703,826

Est. TCV/Total Floor Area = 487.75, Most recent sale 07/28/2006 for 360,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 311,100       | 311,100 | 311,100 | 213,834      | 2.70 |

|          |                |      |           |                |        |
|----------|----------------|------|-----------|----------------|--------|
| 2026 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0        | 40,800         | 0    | 0         | 5,773          | 0      |

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 351,900       | 351,900 | 351,900 | 219,607 | 219,607     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-062-00   | 2026 Est. T.C.V.    | RICHARDSON JESSE     |
| Property Class: 401 |                     | 5808 S OAK ST        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L492 P743/98 DC L897 P426/06 L901 P479/06 PRT OF GOVT LOT 3 COM ON S LN LT 3 726  
 FT E OF N & S 1/4 LN TH N 165 FT TH E 132 FT TH S 165 FT TH W 132 FT TO POB  
 CONSISTING OF INT TO DUANE EUGENE RICHARDSON & DENNIS KEITH RICHARDSON AS JOINT  
 TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 22 T29N R14W .50 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 132.00   | 165.00      | 0.9329 | 0.7848 | 2000       | 100          |        | 193,290 |
| 132 Actual Front Feet, | 0.50     | Total Acres |        |        | Total Est. | Land Value = |        | 193,290 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Metal Prefab                                        | 14.28    | 168  | 50     | 1,199      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,699      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1951

(11) Heating System: Electric Baseboard

Ground Area = 799 SF Floor Area = 999 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 799    |          |            |
|            |          |            | Total: | 115,313  | 63,422     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 20 | 528 | 290 |
|-----|----|-----|-----|

##### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 330 | 4,597 | 2,528 |
|-----------------------|-----|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 133,576 | 73,466 |
|---------|---------|--------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 161,625

2026 Est. T.C.V. 006-122-062-00 = 357,614

Est. TCV/Total Floor Area = 357.97, Most recent sale 12/21/2007 for 150,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 164,900       | 164,900        | 164,900 | 101,760      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,900         | 0       | 0            | 2,747          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 178,800       | 178,800        | 178,800 | 104,507      | 104,507        | 0       |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-122-064-00   | 2026 Est. T.C.V.    | THATCHER WATT BECKY LIVING TRUST |
| Property Class: 401 |                     | 5795 S LAKE ST                   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L250 P599 L315 P168 L326 P536/91 L296 P859 L546 P485/00 PRT GOVT LOT 3 BEG SW  
 COR THEREOF TH E 330 FT TH N 198 FT TH W 165.16 FT TH S 132 FT TH W 165 FT TH S  
 66 FT TO POB SEC 22 T29N R14W.

JOINED WITH PARCEL 122-063-00. PIN 063-00 WAS 198'X165'

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| A 100' @ 7000/                          | 100.00   | 112.42 | 0.8430 | 0.7130 | 7000 | 100   | LOCATION               | 420,746                         |
| A 100' @ 7000/                          | 98.00    | 112.42 | 0.8430 | 0.7130 | 7000 | 50    | SURPLUS: ZONING 100 FT | 206,166                         |
| 198 Actual Front Feet, 0.51 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 626,912 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 375  | 0      | 0          |
| D/W/P: Crushed Rock       | 2.31  | 504  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 1969

(11) Heating System: Wall Furnace

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

#### Building Areas

| Type      | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|-----------|------------|-----------|------|----------|------------|
| Main Home | Ribbed     | Metal     | 720  |          |            |
| Addition  | Siding     | Crawl     | 144  |          |            |
| Total:    |            |           |      | 50,870   | 17,804     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |     |     |
|--------------------|---|-----|-----|
| Average Fixture(s) | 1 | 798 | 279 |
|--------------------|---|-----|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 1,467 |
| Water Well, 100 Feet | 1 | 5,252 | 1,838 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 156 | 3,307 | 1,157 |
| Treated Wood | 192 | 3,786 | 1,325 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 336 | 15,224 | 5,328 |
|-----------|-----|--------|-------|

Class: C Exterior: Pole (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 960 | 23,904 | 8,366 |
|-----------|-----|--------|-------|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 574 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 108,971 | 38,138 |
|---------|---------|--------|

#### Notes:

|                                                                |        |
|----------------------------------------------------------------|--------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 83,904 |
|----------------------------------------------------------------|--------|

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1218 SF Floor Area = 2436 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Slab        | 774    |          |            |
| 2 Story | Siding   | Crawl Space | 444    |          |            |
|         |          |             | Total: | 278,855  | 181,256    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 105 | 3,212 | 2,088 |
|-----|-----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 162 | 3,543 | 2,303 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 517 | 22,681 | 14,743 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,060 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 324,205 | 210,734 |
|---------|---------|---------|

Notes: HOUSE. RETAIL AREA IN COMMERC

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 463,615

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1925

Description of Occupancy: ENCLOSED FRONT GLASS PORCH

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

|            |                                |
|------------|--------------------------------|
| Class: D   | Quality: Average               |
| Stories: 1 | Story Height: 8 Perimeter: 148 |

Base Rate for Upper Floors = 120.42

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 22.59 100%

Adjusted Square Foot Cost for Upper Floors = 143.01

Total Floor Area: 1,123 Base Cost New of Upper Floors = 160,600

Reproduction/Replacement Cost = 160,600

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 101,178

| Unit in Place Items       | Rate  | Quantity | Arch | %Good | Depr.Cost |
|---------------------------|-------|----------|------|-------|-----------|
| /CI6/ST0/BASS/AVG/GREOCGA | 92.70 | 232      | 1.00 | 71    | 15,270    |

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA)1.500 =&gt; TCV of Bldg: 1 = 174,672

Replacement Cost/Floor Area= 162.16 Est. TCV/Floor Area= 155.54

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1990

Description of Occupancy: FABRICATION BLDG

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 64

Base Rate for Upper Floors = 46.94

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.85 100%  
Adjusted Square Foot Cost for Upper Floors = 51.79

Total Floor Area: 232 Base Cost New of Upper Floors = 12,015

Reproduction/Replacement Cost = 12,015

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 5,287

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or Height | Stories | Col. | Rate | SqFt | Adj. | Adj. | Cost |
|------------------|------|-------------|---------|------|------|------|------|------|------|
|------------------|------|-------------|---------|------|------|------|------|------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 0

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 2 = 7,930  
Replacement Cost/Floor Area= 51.79 Est. TCV/Floor Area= 34.18

Total Estimated True Cash Value of Commercial/Industrial Buildings = 182,602

2026 Est. T.C.V. 006-122-064-00 = 1,362,033

Est. TCV/Total Floor Area = 292.60, Most recent sale 07/23/1991 for 55,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 520,000                 | 520,000 | 520,000   | 219,860        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 161,000 | 0         | 0              | 5,936       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 681,000                 | 681,000 | 681,000   | 225,796        | 225,796     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-122-066-00   | 2026 Est. T.C.V.    | LAFARY WALTER I TRUST |
| Property Class: 401 |                     | 5789 S OAK ST         |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L262 P353 L412 P81 L521 P469/99 L679 P247/02 L720 P5/03 L756 P490/03 PRT OF GOV  
 LOT 3 SEC 22 BEG SE COR THEREOF TH N 231.3 FT TH W 198.0 FT TH S 231.3 FT TH E  
 198.0 FT EX N 111.3 FT OF OF S 231.3 FT OF E 198 FT OF GOVT LOT 3 SEC 22 T29N  
 R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|---------|
| C 100' @ 2000/         | 120.00           | 198.00 | 0.9554 | 0.8214 | 2000                    | 100   |        | 188,348 |
| 120 Actual Front Feet, | 0.55 Total Acres |        |        |        | Total Est. Land Value = |       |        | 188,348 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 38.55    | 48   | 50     | 925        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,925      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1328 SF Floor Area = 2472 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement    | 1,208 |          |            |
| 1 Story   | Siding   | Crawl Space | 120   |          |            |
| 1 Story   | Siding   | Overhang    | 540   |          |            |
| Total:    |          |             |       | 336,259  | 285,820    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 288 | 14,285 | 12,142 |
| WCP (1 Story)  | 216 | 9,068  | 7,708  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 271 | 4,970 | 4,224 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Pole (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 720 | 25,265 | 21,475 |
| Door Opener | 1   | 537    | 456    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Wood Stove        | 1 | 2,552 | 2,169 |
| Direct-Vented Gas | 1 | 3,022 | 2,569 |

Totals: 418,428 355,663

Notes:

Parcel Number: 45-006-122-066-00

Page: 2

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 782,459

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-122-066-00                                             | =       | 976,732   |
| Est. TCV/Total Floor Area = 395.12, Most recent sale 10/29/2002 for 132,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 421,000                                                                     | 421,000 | 421,000   |
|                                                                             |         | 302,139   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 67,400  | 0         |
|                                                                             |         | 8,157     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 488,400                                                                     | 488,400 | 488,400   |
|                                                                             |         | 310,296   |
|                                                                             |         | 310,296   |
|                                                                             |         | 310,296   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-066-10   | 2026 Est. T.C.V.    | DOMAN KENNETH        |
| Property Class: 401 |                     | 5761 S OAK ST        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L412 P084/95 L679 P247/02 L720 P5/03 N 111.3 FT OF S 231.3 FT OF E 198 FT OF  
GOVT LOT 3 SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 111.00   | 198.00      | 0.9742 | 0.8214 | 2000       | 100          |        | 177,650 |
| 111 Actual Front Feet, | 0.51     | Total Acres |        |        | Total Est. | Land Value = |        | 177,650 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 784  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool  
Ground Area = 1456 SF Floor Area = 1976 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 986  |          |            |
| 1 Story   | Siding   | Crawl Space | 470  |          |            |
| 1 Story   | Siding   | Overhang    | 27   |          |            |
|           |          | Total:      |      | 334,035  | 317,333    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,029  |
| 3 Fixture Bath     | 2 | 13,432 | 12,760 |
| Separate Shower    | 1 | 2,720  | 2,584  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,264 |
| Water Well, 100 Feet | 1 | 6,514 | 6,188 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 295 | 14,033 | 13,331 |
| WPP           | 378 | 8,841  | 8,399  |
| WPP           | 78  | 3,596  | 3,416  |
| WPP           | 8   | 476    | 452    |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                   |     |        |        |
|-------------------|-----|--------|--------|
| Base Cost         | 784 | 27,260 | 25,897 |
| Door Opener       | 1   | 537    | 510    |
| No Concrete Floor | 784 | -5,206 | -4,946 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 1 Story    | 1 | 3,667 | 3,484 |
| Direct-Vented Gas | 1 | 4,399 | 4,179 |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 425,958 404,658

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 890,248

---

2026 Est. T.C.V. 006-122-066-10 = 1,072,898  
 Est. TCV/Total Floor Area = 542.96, Most recent sale 12/05/2014 for 465,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 459,200       | 459,200        | 459,200 | 339,803      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 77,200         | 0       | 0            | 9,174          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 536,400       | 536,400        | 536,400 | 348,977      | 348,977        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-068-00   | 2026 Est. T.C.V.    | FEELEY MARY DIANE    |
| Property Class: 201 |                     | 5763 S LAKE ST       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L235 P605/83 L274 P638/87 PRT GOVT LOT 3 COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4  
 LN N 00 DEG 14' 15" W 198 FT TO POB TH CONT N 00 DEG 14' 15" W 66 FT TH E 165 FT  
 TH S 66 FT TH W 165 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front      | Depth    | Rate | %Adj. | Reason | Value   |
|-------------|--------------|--------|------------|----------|------|-------|--------|---------|
|             | 66.00        | 165.00 | 1.0000     | 0.0000   | 0    | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 10890 SqFt | 14.75000 | 100  |       |        | 160,628 |

\* denotes lines that do not contribute to the total acreage calculation.  
 66 Actual Front Feet, 0.25 Total Acres      Total Est. Land Value = 160,628

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1998

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 12      Perimeter: 122  
 Overall Building Height: 12

Base Rate for Upper Floors = 100.42  
 Mezzanine 1 Open      Base Rate = 52.53

(10) Heating system: Wall or Floor Furnace      Cost/SqFt: 5.28      100%  
 Adjusted Square Foot Cost for Upper Floors = 105.70

|                       |                                 |        |
|-----------------------|---------------------------------|--------|
| Total Floor Area: 858 | Base Cost New of Upper Floors = | 90,690 |
| Mezzanine 1 Area: 215 | Base Cost New of Mezzanine =    | 11,294 |

|                                                                                     |                                 |         |
|-------------------------------------------------------------------------------------|---------------------------------|---------|
|                                                                                     | Reproduction/Replacement Cost = | 101,984 |
| Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /50 /100/15.0 | Total Depreciated Cost =        | 15,298  |

|                                     |                            |        |
|-------------------------------------|----------------------------|--------|
| ECF (2201 COMMERCIAL)               | 1.750 => TCV of Bldg: 1 =  | 26,771 |
| Replacement Cost/Floor Area= 118.86 | Est. TCV/Floor Area= 31.20 |        |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 26,771

2026 Est. T.C.V. 006-122-068-00 = 187,399

Est. TCV/Total Floor Area = 218.41, Most recent sale 02/20/1997 for 65,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 90,000                  | 90,000 | 90,000    | 83,407         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,700  | 0         | 2,251          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 93,700                  | 93,700 | 93,700    | 85,658         | 85,658      | 0       |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-122-068-10   | 2026 Est. T.C.V.    | THATCHER WATT BECKY LIVING TRUST |
| Property Class: 201 |                     | 5777 S LAKE ST                   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L395 P7/94 L566 P907 L566 P908/01 PARCEL B - PRT GOVT LOT 3 COM SW COR SD GOVT  
 LOT 3 TH ALG N-S 1/4 LN N 00 DEG 14' 15" W 132 FT TO POB TH CONT ALG SD 1/4 LN N  
 00 DEG14' 15" W 66 FT TH S 89 DEG 21' 10" E 165.94 FT TH S 00 DEG 00' 00" E  
 66.23 FTTH N 89 DEG 16' 26" W 165.65 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|             | 66.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 10890  | SqFt   | 14.75000 | 100   |        | 160,628 |

\* denotes lines that do not contribute to the total acreage calculation.  
 66 Actual Front Feet, 0.25 Total Acres      Total Est. Land Value = 160,628

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.22 | 5100 | 50     | 5,661      |

Residential Local Cost Land Improvements

| Description          | Rate     | Size | % Good | Cash Value |
|----------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25 | 2,500.00 | 1    | 0      | 0          |

Commercial Local Cost Land Improvements

| Description          | Rate | Size | % Good | Arch | Mult | Cash Value |
|----------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"     | 0.00 | 1    | 92     |      | 100  | 0          |
| SEPTIC TANK 2000 GAL | 0.00 | 1    | 92     |      | 100  | 0          |

Total Estimated Land Improvements True Cash Value = 5,661

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 0

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 15      Perimeter: 116  
 Overall Building Height: 15

Base Rate for Upper Floors = 116.82  
 Mezzanine 1 Open      Base Rate = 52.53

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 29.83      100%  
 Adjusted Square Foot Cost for Upper Floors = 146.65

|                       |                                 |        |
|-----------------------|---------------------------------|--------|
| Total Floor Area: 664 | Base Cost New of Upper Floors = | 97,376 |
| Mezzanine 1 Area: 582 | Base Cost New of Mezzanine =    | 30,572 |

|                                                                                     |                                 |         |
|-------------------------------------------------------------------------------------|---------------------------------|---------|
|                                                                                     | Reproduction/Replacement Cost = | 127,948 |
| Eff.Age:22      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0 | Total Depreciated Cost =        | 72,931  |

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (2201 COMMERCIAL)               | 1.750 => TCV of Bldg: 1 =   | 127,628 |
| Replacement Cost/Floor Area= 192.69 | Est. TCV/Floor Area= 192.21 |         |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 127,628

|                                                                            |   |         |
|----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-122-068-10                                            | = | 293,917 |
| Est. TCV/Total Floor Area = 442.65, Most recent sale 01/17/2001 for 87,500 |   |         |

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 134,200                 | 134,200 | 134,200   | 119,594        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 12,800  | 0         | 3,229          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 147,000                 | 147,000 | 147,000   | 122,823        | 122,823     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-122-068-20   | 2026 Est. T.C.V.    | THATCHER WATT BECKY LIVING TRUST & |
| Property Class: 202 |                     | S LAKE ST                          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L395 P1 L483 P449 L546 P485/00 PRT OF GOVT LOT 3 SEC 22 COM SW COR SD GOVT LOT 3  
 TH ALG N-S 1/4 LN N 00 DEG 14'15" W 66 FT TO POB TH CONT ALG SD 1/4 LN N 00 DEG  
 14'15" W 66 FT TH S 89 DEG 16'20" E 165.65 FT TH S 00 DEG 00'00" E 66.23 FT TH N  
 89 DEG 11'50" W 165.35 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|--------|---------------------------------|
|                                                                          | 66.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 10890  | SqFt   | 14.75000 | 100   |        | 160,628                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |        |                                 |
| 66 Actual Front Feet, 0.25 Total Acres                                   |              |        |        |        |          |       |        | Total Est. Land Value = 160,628 |

#### Land Improvement Cost Estimates

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| Ad-Hoc Unit-In-Place Items        |          |      |        |                         |
| Description                       | Rate     | Size | % Good | Cash Value              |
| /CI16/YARI/SOLPA/1 TTP/MET2A      | 2,382.50 | 2    | 100    | 4,765                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 4,765 |

|                                                                            |                |           |                |
|----------------------------------------------------------------------------|----------------|-----------|----------------|
| 2026 Est. T.C.V.                                                           | 006-122-068-20 | =         | 165,393        |
| Est. TCV/Total Floor Area = 249.09, Most recent sale 07/31/1998 for 90,000 |                |           |                |
| 2025 Assessed                                                              | MBOR           | S.E.V.    | Base for Cap   |
| 80,200                                                                     | 80,200         | 80,200    | 55,381         |
|                                                                            |                |           | 2.70           |
| 2026 New Eq. Adjustment                                                    | Loss           | Additions | Tax Adjustment |
| 0                                                                          | 2,500          | 0         | 1,495          |
| 2026 Assessed                                                              | MBOR           | S.E.V.    | Capped         |
| 82,700                                                                     | 82,700         | 82,700    | 56,876         |
|                                                                            |                |           | 56,876         |
|                                                                            |                |           | PRE/MBT        |
|                                                                            |                |           | 0              |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-122-070-00   | 2026 Est. T.C.V.    | BETHLEHEM LUTHERAN CHURCH |
| Property Class: 201 |                     | 6012 S LAKE ST            |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

PRT OF GOVT LOT 4 COM 231 FT N & 33 FT W OF 1/4 POST SE COR SEC TH W 165 FT TH N  
132 FT TH E 165 FT TH S ON LAKE ST TO POB SEC 22 T29N R14W .25 A.

# Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description            | Frontage     | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|--------------|-------------|--------|--------|-------------------------|-------|--------|---------|
|                        | 132.00       | 165.00      | 1.0000 | 1.0000 | 0                       | 100   |        | 0       |
| 2000 COMM              | \$14.75/SQFT |             | 21780  | SqFt   | 14.75000                | 100   |        | 321,255 |
| 132 Actual Front Feet, | 0.50         | Total Acres |        |        | Total Est. Land Value = |       |        | 321,255 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Clubhouses cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 12 Perimeter: 267

Base Rate for Upper Floors = 152.28

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.25 100%  
Adjusted Square Foot Cost for Upper Floors = 177.53

Total Floor Area: 2,758 Base Cost New of Upper Floors = 489,628

Reproduction/Replacement Cost = 489,628  
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
Total Depreciated Cost = 230,125

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 402,719  
Replacement Cost/Floor Area= 177.53 Est. TCV/Floor Area= 146.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 402,719

2026 Est. T.C.V. 006-122-070-00 = 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
| 0             | 0              | 0      | 0            | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0      | 0            | 0              | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0             | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-073-00   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 201 |                     | 6394 W WESTERN AVE   |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PRT OF SW 1/4 OF SE 1/4 BEG AT A PT 560 FT E OF N-S 1/4 LINE & 660 FT N OF S  
 LINE OF SEC TH N 300 FT TH E 100 FT S 300 FT TH W 100 FT TO POB SEC 22 T29N R14W  
 0.7 A.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                             | Frontage    | Depth  | Front      | Depth  | Rate    | %Adj. | Reason | Value                           |
|-----------------------------------------|-------------|--------|------------|--------|---------|-------|--------|---------------------------------|
|                                         | 100.00      | 300.00 | 1.0000     | 1.0000 | 0       | 100   |        | 0                               |
| 2000 COMM                               | \$7.75/SQFT |        | 30013 SqFt |        | 7.75000 | 100   |        | 232,600                         |
| 100 Actual Front Feet, 0.69 Total Acres |             |        |            |        |         |       |        | Total Est. Land Value = 232,600 |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1938  
 Description of Occupancy: 50\*68 GYM FLR

Costs are taken from the Schools - Gymnasiums cost schedules.

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

Class: D      Quality: Average

Stories: 0      Story Height: 12      Perimeter: 0

Base Rate for Upper Floors = 135.67

(10) Heating system: Forced Air Furnace      Cost/SqFt: 21.04      100%

Adjusted Square Foot Cost for Upper Floors = 156.71

Total Floor Area: 5,086      Base Cost New of Upper Floors = 797,026

Reproduction/Replacement Cost = 797,026

Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /100/100/30.0

Total Depreciated Cost = 239,108

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 418,439  
 Replacement Cost/Floor Area= 156.71      Est. TCV/Floor Area= 82.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 418,439

2026 Est. T.C.V. 006-122-073-00      =      0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-122-074-00   | 2026 Est. T.C.V.    | GA ARAGON INVESTMENTS LLC |
| Property Class: 201 |                     | 5921 S LAKE ST            |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 BEG AT S 1/4 COR SEC 22 TH N 660 FT TO  
 POB TH E 222.75 FT TH N 230 FT TH W 222.75 FT TH S 230 FT TO POB EXC E 75 FT.  
 SEC 22 T29N R14W .78 A.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

| Description                                                     | Frontage     | Depth  | Front      | Depth    | Rate | %Adj. | Reason                | Value   |
|-----------------------------------------------------------------|--------------|--------|------------|----------|------|-------|-----------------------|---------|
|                                                                 | 147.75       | 230.00 | 1.0000     | 1.0000   | 0    | 100   | CORNER                | 0       |
| 2000 COMM                                                       | \$14.75/SQFT |        | 21369 SqFt | 14.75000 | 105  |       | CORNER SITE INFLUENCE | 330,952 |
| 2000 COMM                                                       | \$0/SQFT ROW |        | 7590 SqFt  | 0.00000  | 100  |       |                       | 0       |
| 2000 COMM                                                       | \$0/SQFT ROW |        | 4851 SqFt  | 0.00000  | 100  |       |                       | 0       |
| 148 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = |              |        |            |          |      |       |                       | 330,952 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1969

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 100  
 Overall Building Height: 8

Base Rate for Upper Floors = 100.23

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.60 100%  
 Adjusted Square Foot Cost for Upper Floors = 112.83

Total Floor Area: 576 Base Cost New of Upper Floors = 64,991

Reproduction/Replacement Cost = 64,991  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 44,194

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 77,339  
 Replacement Cost/Floor Area= 112.83 Est. TCV/Floor Area= 134.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 77,339

|                                                                             |              |                       |
|-----------------------------------------------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-122-074-00                                             | =            | 408,291               |
| Est. TCV/Total Floor Area = 708.84, Most recent sale 03/30/2020 for 400,000 |              |                       |
| 2025 Assessed MBOR S.E.V.                                                   | Base for Cap | IRM                   |
| 194,400 194,400 194,400                                                     | 191,456      | 2.70                  |
| 2026 New Eq. Adjustment Loss                                                | Additions    | Tax Adjustment Losses |
| 0 9,700 0                                                                   | 0            | 5,169 0               |
| 2026 Assessed MBOR S.E.V.                                                   | Capped       | ->Taxable<- PRE/MBT   |
| 204,100 204,100 204,100                                                     | 196,625      | 196,625 0             |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-122-075-00   | 2026 Est. T.C.V.    | CARLSON CONSTRUCTION INC |
| Property Class: 401 |                     | 5851 S LAKE ST           |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L224 P740 L454 P357 L468 P400/98 PRT NW 1/4 OF SW 1/4 OF SE 1/4 BEG 990 FT N OF  
S 1/4 COR SEC TH N 88 FT TH E 219.79 FT TH S 88 FT TH W 219.79 FT TO POB SEC 22  
T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth            | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------|----------|------------------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/        | 88.00    | 219.00           | 1.0325 | 0.8423 | 7000 | 100   |                         | 535,733 |
| 88 Actual Front Feet, |          | 0.44 Total Acres |        |        |      |       | Total Est. Land Value = | 535,733 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 4in Concrete | 7.10 | 20   | 0      | 0          |
| D/W/P: Crushed Rock | 2.31 | 3500 | 0      | 0          |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 100    |      | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 100    |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 100    |      | 100  | 0          |
| CONCRETE 4CU                                        | 2.75 | 20   | 100    |      | 100  | 55         |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 55         |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = 1539 SF Floor Area = 2043 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 960  |          |            |
| 1 Story | Siding   | Crawl Space | 579  |          |            |
| 1 Story | Siding   | Overhang    | 504  |          |            |
| Total:  |          |             |      | 371,848  | 334,663    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 150 | 7,625 | 6,862 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 2 | 6,514  | 5,863 |
| 3 Fixture Bath     | 1 | 10,275 | 9,247 |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,547 |
| Water Well, 100 Feet | 1 | 6,941  | 6,247  |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 69 | 5,927 | 5,334 |
|---------------|----|-------|-------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,386 | 1,247 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 2 | 13,699 | 12,329 |
|------------------|---|--------|--------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Raised Hearth     | 1 | 860   | 774   |
| Direct-Vented Gas | 1 | 5,272 | 4,745 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 442,067 | 397,859 |
|---------|---------|---------|

Parcel Number: 45-006-122-075-00

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Notes: 2018 INTERIOR STAIRS TO 2ND FL STORAGE

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 875,290

2026 Est. T.C.V. 006-122-075-00 = 1,411,078

Est. TCV/Total Floor Area = 690.69, Most recent sale 10/16/2009 for 353,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 554,800       | 554,800        | 554,800 | 285,439      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 150,700        | 0       | 0            | 7,706          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 705,500       | 705,500        | 705,500 | 293,145      | 293,145        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-122-075-10   | 2026 Est. T.C.V.    | EDWARDS ELIZABETH T TRUST |
| Property Class: 401 |                     | 5873 S LAKE ST            |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L174 P153 L259 P868 L374 P192/93 PRT NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 BEG AT S  
 1/4 POST TH N ALG N-S 1/4 IN 40 RODS TH CONT N 230 FT AS POB TH E 222.75 FT TH N  
 100.0 FT TH W 222.75 FT TH S 100.0 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                          | 100.00   | 222.00 | 1.0000 | 0.8452 | 7000 | 100   |                         | 591,649 |
| 100 Actual Front Feet, 0.51 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 591,649 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 200  | 0      | 0          |
| Wood Frame                | 28.94 | 110  | 50     | 1,591      |
| Wood Frame                | 25.11 | 200  | 50     | 2,511      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,602      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 2386 SF Floor Area = 3730 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,344 |          |            |
| 1 Story | Siding   | Crawl Space | 1,042 |          |            |
|         |          | Total:      |       | 434,894  | 260,907    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WPP            | 144 | 4,058 | 2,435 |
| WPP            | 428 | 7,772 | 4,663 |
| WGEF (1 Story) | 78  | 8,821 | 5,293 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 649 | 8,794 | 5,276 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 3,320 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 3,989 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 496,225 297,706

Notes: 2017 MIXED USE WINE TASTING ROOM

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 654,953



Parcel Number: 45-006-122-075-10

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Wall/Floor Furnace

Ground Area = 974 SF Floor Area = 974 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 974    |          |            |
|         |          |            | Total: | 116,855  | 70,113     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 224 | 4,390 | 2,634 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 125,463 | 75,278 |
|---------|---------|--------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 165,612 |
|----------------------------------------------------------------|---------|

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2026 Est. T.C.V. 006-122-075-10

= 1,418,816

Est. TCV/Total Floor Area = 301.62

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 557,500                 | 557,500 | 557,500   | 237,501        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 151,900 | 0         | 6,412          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 709,400                 | 709,400 | 709,400   | 243,913        | 243,913     | 185,374 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-122-076-00   | 2026 Est. T.C.V.    | GA ARAGON INVESTMENTS LLC |
| Property Class: 201 |                     | 6456 W WESTERN AVE        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L519 P526/99 L729 P2/03 PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 COM AT S 1/4 POST TH N  
 660 FT TH E 222.75 FT AS POB TH W 75 FT TH N 230 FT TH E 75 FT TH S 230 FT TO  
 BEG. SEC 22 T29N R14W. .4 A M/L.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front      | Depth    | Rate | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|------------|----------|------|-------|--------|---------------------------------|
|                                                                          | 75.00        | 230.00 | 1.0000     | 0.0000   | 0    | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 17250 SqFt | 14.75000 | 100  |       |        | 254,438                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |            |          |      |       |        |                                 |
| 75 Actual Front Feet, 0.40 Total Acres                                   |              |        |            |          |      |       |        | Total Est. Land Value = 254,438 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960  
 Description of Occupancy: WALL AC

Costs are taken from the Post Offices - Branch cost schedules.

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 160  
 Overall Building Height: 8

Base Rate for Upper Floors = 142.42

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.64 100%  
 Adjusted Square Foot Cost for Upper Floors = 155.06

Total Floor Area: 1,375 Base Cost New of Upper Floors = 213,208

Reproduction/Replacement Cost = 213,208

Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Total Depreciated Cost = 136,453

| Unit in Place Items            | Rate    | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|---------|----------|------|-------|-----------|
| /CI16/SUBDC/RESSI/STRI/PAVACSA | 3.28    | 5539     | 1.00 | 89    | 16,169    |
| /CI3/PLUAW/WATW/AVG/46         | 51.51   | 100      | 1.00 | 89    | 4,584     |
| /CI3/PLUAW/SEWD/2000L          | 4054.50 | 1        | 1.00 | 89    | 3,609     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 281,426  
 Replacement Cost/Floor Area= 174.97 Est. TCV/Floor Area= 204.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 281,426

2026 Est. T.C.V. 006-122-076-00 = 535,864

Est. TCV/Total Floor Area = 389.72, Most recent sale 02/24/2022 for 450,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 240,800       | 240,800        | 240,800 | 240,800      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 27,100         | 0       | 0            | 6,501          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 267,900       | 267,900        | 267,900 | 247,301      | 247,301        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-077-00   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 202 |                     | W WESTERN AVE        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L253 P284 PRT OF SW 1/4 OF SE 1/4 SEC 22 COM AT PT 660 FT E & 245 FT S OF NW COR  
S 1/2 OF SE 1/4 TH W 89 FT TH S 115 FT TH E 89 FT THN 115 FT TO POB SEC 22 T29N  
R14W .50 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front      | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|------------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/                         | 89.00    | 115.00 | 1.0296     | 0.7171 | 3400                    | 100   |        | 223,395 |
| VILLAGE AR ROW                         |          |        | 0.50 Acres |        | 0                       | 100   |        | 0       |
| 89 Actual Front Feet, 0.73 Total Acres |          |        |            |        | Total Est. Land Value = |       |        | 223,395 |

2026 Est. T.C.V. 006-122-077-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

45-006-122-078-00                      2026 Est. T.C.V.                      HOPPER MICHAEL  
 Property Class: 201                                           6654 W WESTERN AVE  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L515 P997/99 L586 P160/01 L657 P453/02 L936 P556/07 L945 P551/07 PRT OF GOVT LOT  
 4 SEC 22 COM AT S 1/4 COR SD SEC TH ALG N-S 1/4 LN N 00 DEG 03'20" W 659.84 FT  
 TH N 88 DEG 59'00" W 850.38 FT TO POB AT C/L ST HWY M-109 TH N 183.49 FT TO SE  
 COR LOT 7 OF SYLVAN SHORES TH W 85.0 FT TH S 181.98 FT TO C/L M-109 TH ALG SD  
 C/L S 88 DEG 59'00" E 85.0 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|             | 85.00        | 182.25 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 15491  | SqFt   | 14.75000 | 100   |        | 228,496 |

\* denotes lines that do not contribute to the total acreage calculation.  
 85 Actual Front Feet, 0.36 Total Acres                      Total Est. Land Value =                      228,496

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.14 | 500  | 97     | 1,038      |
| D/W/P: 4in Concrete | 6.17 | 300  | 97     | 1,795      |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 0      | 0          |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 0      | 100  |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 0      | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 0      | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 2,833      |

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1940

Description of Occupancy: 1940

Costs are taken from the Office Buildings cost schedules.

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

Class: D                      Quality: Low Cost  
 Stories: 1                      Story Height: 9                      Perimeter: 142

Base Rate for Upper Floors = 114.63

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 32.77                      100%  
 Adjusted Square Foot Cost for Upper Floors = 147.40

Total Floor Area: 901                      Base Cost New of Upper Floors =                      132,808

Reproduction/Replacement Cost =                      132,808  
 Eff.Age:13                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /50 /100/100/36.0  
 Total Depreciated Cost =                      47,811

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 1 =                      83,669  
 Replacement Cost/Floor Area= 147.40                      Est. TCV/Floor Area= 92.86

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 0

Costs are taken from the Stores - Retail cost schedules.

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

Class: D                      Quality: Low Cost  
 Stories: 1                      Story Height: 9                      Perimeter: 263

Base Rate for Upper Floors = 90.86

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 23.20                      100%  
 Adjusted Square Foot Cost for Upper Floors = 114.06

Total Floor Area: 1,970                      Base Cost New of Upper Floors =                      224,698

Reproduction/Replacement Cost =                      224,698

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Eff.Age:14    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 157,289

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 2 = 275,255  
 Replacement Cost/Floor Area= 114.06      Est. TCV/Floor Area= 139.72

Cost Estimates for Commercial/Industrial Building/Section: 3      Built 1940

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding      Quality: Low Cost

Total Floor Area: 450      # of Units: 1

Base Rate for Upper Floors = 65.86

(10) Heating system: Forced Air Furnace      Cost/SqFt: 7.70      100%

Adjusted Square Foot Cost for Upper Floors = 73.56

Total Floor Area: 450                      Base Cost New of Upper Floors = 33,102

Reproduction/Replacement Cost = 33,102

Eff.Age:14    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 23,833

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

|            |      |         |   |       |       |       |
|------------|------|---------|---|-------|-------|-------|
| Residences | 1 Up | 1349.30 | 1 | 1.000 | 1.000 | 1,349 |
|------------|------|---------|---|-------|-------|-------|

Total Cost of Lump-Sum Items = 1,349

Total Cost New = 1,349

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:14    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 0

| Unit in Place Items | Rate  | Quantity | Arch | %Good | Depr.Cost |
|---------------------|-------|----------|------|-------|-----------|
| WD TW               | 12.15 | 50       | 1.00 | 50    | 304       |

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 3 = 42,241  
 Replacement Cost/Floor Area= 74.91      Est. TCV/Floor Area= 93.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 401,165

2026 Est. T.C.V. 006-122-078-00 = 632,494

Est. TCV/Total Floor Area = 190.45, Most recent sale 07/21/2017 for 400,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 278,300       | 278,300    | 278,300 | 251,433      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 37,900     | 0       | 0            | 6,788          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 316,200       | 316,200    | 316,200 | 258,221      | 258,221        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-078-10   | 2026 Est. T.C.V.    | SYLVAN INN AB A2 LLC |
| Property Class: 201 |                     | 6680 W WESTERN AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L271 P619/87 L310 P964 L544 P925/00 PRT GOVT LOT 4 COM AT S 1/4 SEC 22 TH N 00  
 DEG 03' 20" W 659.84 FT TH N 88 DEG 59' 00" W 935.38 FT TO POB AT C/L ST HWY  
 M-109 TH N 181.98 FT TO S LN LOT 7 OF SYLVAN SHORES TH W 130.50 FT TH S 180.30  
 FT TO C/L M-109 TH ALG SD C/L S 89 DEG 49' 35" E 43.11 FT TH S 88 DEG 59' 00" E  
 87.42 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|             | 130.00       | 180.00 | 1.0000 | 0.0000 | 0        | 100*  | CORNER | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 23400  | SqFt   | 14.75000 | 100   |        | 345,150 |

\* denotes lines that do not contribute to the total acreage calculation.  
 130 Actual Front Feet, 0.54 Total Acres      Total Est. Land Value = 345,150

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 300  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 3640 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description          | Rate      | Size | % Good | Cash Value |
|----------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10 | 10,000.00 | 1    | 50     | 5,000      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WOOD DECKS                                          | 5.25 | 1035 | 50     | 100  |      | 2,717      |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 7,717      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY      Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 1176 SF      Floor Area = 2352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,176  |          |            |
|         |          |             | Total: | 311,088  | 279,948    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 8,553 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 48 | 3,256 | 2,930 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 168 | 3,629 | 3,266 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Totals: 340,597 306,505

#### Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 613,010

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1885

Costs are taken from the Lodges cost schedules.

<<<<<

Calculator Cost Computations

>>>>>

Parcel Number: 45-006-122-078-10

Page: 2

Class: D Quality: Average  
 Stories: 2 Story Height: 8 Perimeter: 14

Base Rate for Upper Floors = 115.39  
 Utility Basement Basement, Base Rate for Basement = 44.34  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.77 100%  
 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.92 100%  
 Combined Heating System adjustment: 15.69 100%  
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00  
 Adjusted Square Foot Cost for Upper Floors = 131.08  
 Adjusted Square Foot Cost for Basement = 44.34

Total Floor Area: 5,198 Base Cost New of Upper Floors = 681,353  
 Basement Area: 1,368 Base Cost New of Basement = 60,657

Reproduction/Replacement Cost = 742,010  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 467,466

<<<<< Segregated Cost Computations >>>>>  
 Costs taken from Segregated Cost Section 3: Stores & Commercial

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Stories Adj. | Cost |
|------------------|-----------|------|-----------|-------------|--------------|------|
| Total Cost New = |           |      |           |             |              | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 0

| Unit in Place Items     | Rate     | Quantity | Arch | %Good | Depr.Cost |
|-------------------------|----------|----------|------|-------|-----------|
| WD TW                   | 1.55     | 99       | 1.00 | 50    | 77        |
| WCP                     | 2.95     | 648      | 1.00 | 50    | 956       |
| /CI3/PLUAW/WATW/HIG/810 | 100.43   | 100      | 1.00 | 50    | 5,022     |
| /CI3/PLUAW/SEWD/4000A   | 10171.25 | 1        | 1.00 | 50    | 5,086     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 837,563  
 Replacement Cost/Floor Area= 147.04 Est. TCV/Floor Area= 161.13

Total Estimated True Cash Value of Commercial/Industrial Buildings = 837,563

2026 Est. T.C.V. 006-122-078-10 = 1,803,440

Est. TCV/Total Floor Area = 238.87, Most recent sale 05/12/2021 for 1,565,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 761,700                 | 761,700 | 761,700   | 671,434        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 140,000 | 0         | 0              | 18,128      | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 901,700                 | 901,700 | 901,700   | 689,562        | 689,562     | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-122-079-01   | 2026 Est. T.C.V.    | WARNES MICHAEL A & BIRD CYNTHIA ANN |
| Property Class: 401 |                     | 6397 W WARNES WOODS TRL             |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

2008 SPLIT - TWO PARCELS - PARENT PARCEL 006-122-079-00 NEW 122-079-01 (1.217AC) & 122-079-02 (1.531AC) SPLIT ON 11/19/2008 FROM 006-122-079-00; TO 006-122-079-01& 006-122-079-02 PARCEL 1 (REVISED) PART OF SOUTHWEST 1/4 OF SOUTHEAST 1/7 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N00°01'41"E, ALONG NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FT TO CENTERLINE OF STATE HIGHWAY M-22; THENCE N00°01'59"W, ALONG SAID 1/4 LINE, 528.03 FEET TO A POINT S00° 01 '50"E, 132.00 FT FROM THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4; THENCE S89°11'50"E, PARALLEL TO NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4, 220.45 FEET POINT OF BEGINNING; THENCE CONTINUING S89°11 '50"E, 191.49 FT; THENCE S00°03'02"E, 199.96 FT; THENCE N88°58'12"W, 76.34 FT; THENCE S00°06'32"E, 130.07 FT; THENCE N88°51'40"W, 112.93 FEET (ALSO RECORDED AS 113.00 FT); THENCE N00°07'36"W, 129.86 FT (ALSO RECORDED AS 130.00 FT); THENCE N88°55'53"W, 3.11 FT (ALSO RECORDED AS 2.96 FT); THENCE N00°05'03"W, 88.04 FEET (ALSO RECORDED AS 88.00 FT); THENCE N00° 26'55"E, ALONG EAST LINE OF THE RECORDED CONDOMINIUM KNOWN AS LAKE STREET CONDOMINIUMS, 111.14 FT (ALSO RECORDED AS 110.42 FT AND 110.00 FT) TO POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 1.217 ACRES OF LAND. TOGETHER WITH A 16.50 FOOT WIDE EASEMENT FOR ACCESS TO LAKE STREET AS MORE FULLY DISCLOSED IN A WARRANTY DEED RECORDED IN LIBER 229, AT PAGE 784, LEELANAU COUNTY RECORDS. TOGETHER WITH A 32.00 FOOT WIDE EASEMENT FOR ACCESS TO LAKE STREET AS MORE FULLY DISCLOSED IN A WARRANTY DEED RECORDED IN LIBER 163, AT PAGE 349, LEELANAU COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

Split/Comb. on 11/19/2008 completed 11/19/2008 POLLY LAND SPLIT ;  
 Parent Parcel(s): 006-122-079-00;  
 Child Parcel(s): 006-122-079-01, 006-122-079-02;  
 -----

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 190.94   | 277.63 | 0.8507 | 0.8938 | 2000       | 100   |              | 290,372 |
| 191 Actual Front Feet, 1.22 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 290,372 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1978 SF Floor Area = 2506 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,056 |          |            |
| 1 Story   | Siding   | Crawl Space | 384   |          |            |
| 1 Story   | Siding   | Crawl Space | 538   |          |            |
|           |          | Total:      |       | 301,997  | 196,298    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |



|                                      |      |         |         |
|--------------------------------------|------|---------|---------|
| Deck                                 |      |         |         |
| Treated Wood                         | 560  | 7,991   | 5,194   |
| Built-Ins                            |      |         |         |
| Appliance Allow.                     | 1    | 2,767   | 1,799   |
| Fireplaces                           |      |         |         |
| Exterior 1 Story                     | 1    | 6,514   | 4,234   |
| Garages                              |      |         |         |
| Class: C Exterior: Pole (Unfinished) |      |         |         |
| Base Cost                            | 1280 | 30,874  | 20,068  |
| Class: C Exterior: Pole (Unfinished) |      |         |         |
| Base Cost                            | 1280 | 30,874  | 20,068  |
| Totals:                              |      | 397,664 | 258,482 |

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 568,660

|                                    |         |           |                |             |         |         |
|------------------------------------|---------|-----------|----------------|-------------|---------|---------|
| 2026 Est. T.C.V. 006-122-079-01    |         |           |                |             | =       | 860,532 |
| Est. TCV/Total Floor Area = 343.39 |         |           |                |             |         |         |
| 2025 Assessed                      | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |         |
| 381,700                            | 381,700 | 381,700   | 174,645        | 2.70        |         |         |
| 2026 New Eq. Adjustment            | Loss    | Additions | Tax Adjustment | Losses      |         |         |
| 0                                  | 48,600  | 0         | 4,715          | 0           |         |         |
| 2026 Assessed                      | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |         |
| 430,300                            | 430,300 | 430,300   | 179,360        | 179,360     | 179,360 |         |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-079-03   | 2026 Est. T.C.V.    | COLGAN TRUST            |
| Property Class: 401 |                     | 6378 W WARNES WOODS TRL |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

SPLIT ON 12/31/2021 FROM 006-122-079-02;  
 REMAINDER PARCEL #006-1:22-079-20: (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22. TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11'50" EAST. 324.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°11'50" EAST. 235.58 FEET; THENCE SOUTH 00°07'11" EAST. 100.06 FEET; THENCE SOUTH 89°23'12" EAST. 34.13 FEET; THENCE SOUTH 00°01'56" EAST. 32.18 FEET; THENCE NORTH 89°10'02" WEST. 269.89 FEET; THENCE NORTH 00°01'27" WEST. 131.98 FEET TO THE POINT OF BEGINNING. CONTAINING 0.74 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH A 32.00 FOOT WIDE EASEMENT FOR ACCESS TO LAKE STREET AS MORE FULLY DISCLOSED IN A WARRANTY DEED RECORDED IN LIBER 163, PAGE 149, LEELANAU COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH AN EASEMENT 20 FEET IN WIDTH AS DESCRIBED IN LIBER 1307. PAGE 982. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES. AND EASEMENTS OF RECORD IF ANY.

Split/Comb. on 01/18/2022 completed 01/18/2022 TIM ;  
 Parent Parcel(s): 006-122-079-02;  
 Child Parcel(s): 006-122-027-03, 006-122-027-04;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 131.98   | 235.58 | 0.9330 | 0.8579 | 2000       | 100   |              | 211,263 |
| 132 Actual Front Feet, 0.71 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 211,263 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1758 SF Floor Area = 1758 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,758  |          |            |
|         |          |             | Total: | 251,905  | 249,411    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |
| Separate Shower    | 1 | 1,336 | 1,323 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 120 | 9,419 | 9,325 |
| CPP            | 163 | 3,284 | 3,251 |
| WCP (1 Story)  | 49  | 3,290 | 3,257 |
| WPP            | 72  | 2,767 | 2,739 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 522 | 27,405 | 27,131 |
| Storage Over Garage | 500 | 6,750  | 6,682  |
| Door Opener         | 1   | 537    | 532    |

#### Built-Ins

Parcel Number: 45-006-122-079-03

Page: 2

|                       |    |         |         |            |
|-----------------------|----|---------|---------|------------|
| Appliance Allow.      | 1  | 2,767   | 2,739   |            |
| Deck                  |    |         |         |            |
| Treated Wood          | 16 | 731     | 724     |            |
| Treated Wood          | 21 | 959     | 949     |            |
| Treated Wood          | 15 | 685     | 678     |            |
| w/Roof (Roof portion) | 11 | 248     | 246     |            |
| Breezeways            |    |         |         |            |
| Frame Wall            | 70 | 4,818   | 4,770   |            |
| Local Cost Items      |    |         |         |            |
| GENERATOR             | 1  | 1       | 1       | *100% Good |
| Totals:               |    | 339,366 | 335,996 |            |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 739,191

|                                                                             |         |           |                |             |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-122-079-03                                             |         |           |                | =           | 950,454 |
| Est. TCV/Total Floor Area = 540.65, Most recent sale 01/25/2022 for 189,500 |         |           |                |             |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 216,300                                                                     | 216,300 | 216,300   | 202,075        | 2.70        |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |
| 236,400                                                                     | 22,500  | 0         | 236,400        | 5,456       | 0       |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 475,200                                                                     | 475,200 | 475,200   | 443,931        | 443,931     | 0       |

45-006-122-079-04  
Property Class: 401  
Map #: 35

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BIRNSTEEL JOHN & LINDSEY COLGAN  
6355 W WARNES WOODS TRL  
GLEN ARBOR, MI 49636

SPLIT ON 12/31/2021 FROM 006-122-079-02;  
PARCEL "A": (AS SURVEYED) PART OF THE SOUTHWEST 1 /4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1 /4 CORNER OF SAID SECTION 22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENRED; THENCE ALONG SAID LINE SOUTH 89°11 '50" EAST. 324.05 FEET; THENCE SOUTH 00°01 '27" EAST. 131.98 FEET; THENCE SOUTH 89°10'02" EAST. 87.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°10'02" EAST. 181.90 FEET; THENCE SOUTH 00°01'56" EAST. 114.93 FEET; THENCE NORTH 89°00'17" WEST. 23.01 FEET; THENCE SOUTH 00°05'35" EAST, 85.63 FEET; THENCE NORTH 89°00'46" WEST. 158.94 FEET; THENCE NORTH 00°02'39" WEST. 200.06 FEET TO THE POINT OF BEGINNING. CONTAINING 0.79 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH A 32.00 FOOT WIDE EASEMENT FOR ACCESS TO LAKE STREET AS MORE FULLY DISCLOSED IN A WARRANTY DEED RECORDED IN LIBER 163. PAGE 149. LEELANAU COUNTY RECORDS. SUBJECT TO AND TOGETHER WITH AN EASEMENT 20 FEET IN WIDTH AS DESCRIBED IN LIBCR 1307, PAGE 982. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS. SERVITUDES. AND EASEMENTS OF RECORD IF ANY.

Split/Comb. on 01/18/2022 completed 01/18/2022 TIM ;  
Parent Parcel(s): 006-122-079-02;  
Child Parcel(s): 006-122-027-03, 006-122-027-04;  
-----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 158.94   | 200.06 | 0.8906 | 0.8235 | 2000 | 100   |                         | 233,143 |
| 159 Actual Front Feet, 0.73 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 233,143 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 1000 | 50     | 1,155      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 1,155      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 1544 SF Floor Area = 2316 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,544  |          |            |
|           |          |             | Total: | 304,441  | 301,406    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 2 | 9,133 | 9,042 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 102 | 3,069 | 3,038 |
| CCP (1 Story) | 220 | 6,140 | 6,079 |

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 438 | 20,284 | 20,081 |
| Door Opener                                                | 1   | 537    | 532    |

Parcel Number: 45-006-122-079-04

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 365,933 | 362,283 |
|---------|---------|---------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 797,023 |
|----------------------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-079-04 | = | 1,031,321 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 445.30, Most recent sale 01/25/2022 for 189,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 445,900                 | 445,900 | 445,900   | 407,080        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 69,800  | 0         | 10,991         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 515,700                 | 515,700 | 515,700   | 418,071        | 418,071     | 0       |

45-006-122-079-10  
Property Class: 401  
Map #: 35

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

WARNES DEBORAH ANN  
6440 W WARNES WOODS TRL  
GLEN ARBOR, MI 49636

L241 P577 PRT OF SW 1/4 OF SE 1/4 COM S 1/4 COR THN 0 DEG 09' 00" E 659.92 FT TO  
C/L ST HWY M-22 TH N 0 DEG 05' 20" E 543.97 FT TO POB TH N 0 DEG 05' 20" E 116  
FT TH S 88 DEG 52' 15" E 206 FT TH S 0 DEG 05' 20" W 116 FT TH N 88 DEG 52' 25"  
W 206 FT TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 206.00 | 0.9636 | 0.8296 | 3400 | 100   |                        | 271,775 |
| B 100' @ 3400/                          | 16.00    | 206.00 | 0.9636 | 0.8296 | 3400 | 50    | SURPLUS: ZONING 100 FT | 21,742  |
| 116 Actual Front Feet, 0.55 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 293,517 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 1440 SF Floor Area = 1936 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 448  |          |            |
| 1.5 Story | Siding   | Crawl Space | 992  |          |            |
| Total:    |          |             |      | 269,242  | 201,926    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood w/Roof (Deck Portion) | 186 | 3,878 | 2,908 |
| Treated Wood w/Roof (Roof portion) | 186 | 3,171 | 2,378 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 676 | 30,251 | 22,688 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 648 | 23,833 | 17,875 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Breezeways

|            |     |        |        |
|------------|-----|--------|--------|
| Frame Wall | 200 | 13,766 | 10,324 |
|------------|-----|--------|--------|

Totals: 364,966 273,717

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 602,177

Parcel Number: 45-006-122-079-10

Page: 2

2026 Est. T.C.V. 006-122-079-10

= 900,694

Est. TCV/Total Floor Area = 465.23

|               |         |         |
|---------------|---------|---------|
| 2025 Assessed | MBOR    | S.E.V.  |
| 405,100       | 405,100 | 405,100 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 198,957      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 0                       | 45,200 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 5,371          | 0      |

|               |         |         |
|---------------|---------|---------|
| 2026 Assessed | MBOR    | S.E.V.  |
| 450,300       | 450,300 | 450,300 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 204,328 | 204,328     | 204,328 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-079-20   | 2026 Est. T.C.V.    | WARNES PAMELA           |
| Property Class: 401 |                     | 6404 W WARNES WOODS TRL |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0"  
 E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH  
 S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20"  
 W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT  
 TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO  
 EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 100.00   | 435.60 | 1.0000 | 1.0003 | 2000       | 100   |              | 200,069 |
| 100 Actual Front Feet, 1.00 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 200,069 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 988 SF Floor Area = 988 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 988    |          |            |
|         |          |             | Total: | 123,705  | 74,222     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 288 | 12,321 | 7,393  |
| Common Wall: 1 Wall | 1   | -2,011 | -1,207 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| WPP | 20 | 999 | 599 |
|-----|----|-----|-----|

Totals: 148,152 88,889

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 195,556

2026 Est. T.C.V. 006-122-079-20 = 397,125

Est. TCV/Total Floor Area = 401.95

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 182,000                 | 182,000 | 182,000 | 77,864       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 16,600  | 0       | 0            | 2,102          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 198,600                 | 198,600 | 198,600 | 79,966       | 79,966         | 79,966  |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-080-10   | 2026 Est. T.C.V.    | EWING ROBERT A & STEPHANIE |
| Property Class: 201 |                     | 6444 W WESTERN AVE         |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L313 P506 L544 P567 L547 P825/00 L621 P411/01 L644 P574/02 S 200 FT OF PRT OF NW  
 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST SD SEC TH N ALG N-S 1/4 LN 40  
 RODS TH E 222.75 FT TO POB TH N 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO  
 POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|--------|---------------------------------|
|                                                                          | 113.00       | 200.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 22608  | SqFt   | 14.75000 | 100   |        | 333,463                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |        |                                 |
| 113 Actual Front Feet, 0.52 Total Acres                                  |              |        |        |        |          |       |        | Total Est. Land Value = 333,463 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |            |
|-----------------------------------------------------|-------|------|--------|------------|------------|
| Fencing: Wd, Split, 2 Rail                          | 16.33 | 100  | 97     | 1,584      |            |
| D/W/P: Asphalt Paving                               | 2.75  | 4000 | 97     | 10,670     |            |
| Commercial Local Cost Land Improvements             |       |      |        |            |            |
| Description                                         | Rate  | Size | % Good | Arch Mult  | Cash Value |
| SEPTIC TANK 2000 GAL                                | 0.00  | 1    | 29     | 100        | 0          |
| DRAIN FIELD                                         | 0.00  | 1    | 29     | 100        | 0          |
| Total Estimated Land Improvements True Cash Value = |       |      |        |            | 12,254     |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: GROCERY STORE/DELI

Costs are taken from the Markets cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 282

Base Rate for Upper Floors = 75.63

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.24 100%  
 Adjusted Square Foot Cost for Upper Floors = 84.87

Total Floor Area: 4,178 Base Cost New of Upper Floors = 354,587

Reproduction/Replacement Cost = 354,587  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 166,656

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 291,648  
 Replacement Cost/Floor Area= 84.87 Est. TCV/Floor Area= 69.81

#### Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 116

Base Rate for Upper Floors = 33.33

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 33.33

Total Floor Area: 816 Base Cost New of Upper Floors = 27,197

Reproduction/Replacement Cost = 27,197  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 14,686

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
| CONCRETE SIDE WALK  | 3.09 | 569      | 1.00 | 91    | 1,600     |

Parcel Number: 45-006-122-080-10

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|                                    |          |                            |    |        |
|------------------------------------|----------|----------------------------|----|--------|
| PATIO ROOF WITH COVER              | 2.95     | 569 1.00                   | 91 | 1,527  |
| ECF (2201 COMMERCIAL)              | 1.750 => | TCV of Bldg: 2             | =  | 31,173 |
| Replacement Cost/Floor Area= 37.54 |          | Est. TCV/Floor Area= 38.20 |    |        |

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 110

Base Rate for Upper Floors = 21.34

Adjusted Square Foot Cost for Upper Floors = 21.34

Total Floor Area: 763 Base Cost New of Upper Floors = 16,283

Reproduction/Replacement Cost = 16,283  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 5,699

|                                    |          |                            |   |       |
|------------------------------------|----------|----------------------------|---|-------|
| ECF (2201 COMMERCIAL)              | 1.750 => | TCV of Bldg: 3             | = | 9,973 |
| Replacement Cost/Floor Area= 21.34 |          | Est. TCV/Floor Area= 13.07 |   |       |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 332,794

2026 Est. T.C.V. 006-122-080-10 = 678,511

Est. TCV/Total Floor Area = 117.86, Most recent sale 06/15/1990 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 304,300                 | 304,300 | 304,300   | 262,540        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 35,000  | 0         | 7,088          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 339,300                 | 339,300 | 339,300   | 269,628        | 269,628     | 0       |

45-006-122-081-00                      2026 Est. T.C.V.                      TOTEM SHOP PROPERTIES LLC  
 Property Class: 201                      6521 W WESTERN AVE  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L1218P310 EASEMENT L306 P321/89 L641 P59/02 L810 P443/04 PRT GOVT LOT 4 SEC 22  
 COM AT S 1/4 COR SD SEC TH N 511.50 FT ALG N-S 1/4 LN SD SEC TH N 88 DEG 56'09"  
 W 33.00 FT TO PT ON W R/W LAKE ST TH CONT N 88 DEG 56'09" W 82.50 FT TO POB TH S  
 16.50 FT TH N 88 DEG 56'09" W 103.50 FT TH N 132.0 FT TO PT ON S R/W ST HWY M-22  
 TH S 88 DEG 56' 09" 103.5 FT ALG SD R/W TH S 115.5 FT TO POB SEC 22 T29N R14W.  
 0.31 A M/L.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|             | 103.00       | 132.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 13591  | SqFt   | 14.75000 | 100   |        | 200,463 |

\* denotes lines that do not contribute to the total acreage calculation.  
 103 Actual Front Feet, 0.31 Total Acres      Total Est. Land Value =      200,463

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete | 6.17  | 176  | 0      | 0          |
| Wood Frame          | 19.17 | 288  | 50     | 2,760      |

#### Residential Local Cost Land Improvements

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

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 68     |      | 100  | 0          |
| SEPTIC TANK 1250 GAL                                | 0.00 | 1    | 68     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 68     |      | 100  | 0          |
| CONCRETE 4CU                                        | 2.75 | 176  | 62     |      | 100  | 300        |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 5,560      |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1950

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 8      Perimeter: 322  
 Overall Building Height: 8

Base Rate for Upper Floors = 73.04

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 18.65      100%  
 (10) Heating system: Package Heating & Cooling      Cost/SqFt: 18.65      100%  
 Combined Heating System adjustment: 37.30      100%

Adjusted Square Foot Cost for Upper Floors = 110.34

Total Floor Area: 4,170      Base Cost New of Upper Floors =      460,119

Reproduction/Replacement Cost =      460,119

Eff.Age:12      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost =      340,488

| Unit in Place Items            | Rate  | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| PATIO /W ROOF                  | 2.95  | 176      | 1.00 | 100   | 519       |
| /CI16/YARI/RAIPD/50 S/DECSFPEA | 32.70 | 264      | 1.00 | 100   | 8,633     |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 =      611,870  
 Replacement Cost/Floor Area= 112.54      Est. TCV/Floor Area= 146.73

Total Estimated True Cash Value of Commercial/Industrial Buildings =      611,870

2026 Est. T.C.V. 006-122-081-00      =      817,893

Est. TCV/Total Floor Area = 196.14, Most recent sale 12/30/2014 for 442,448

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 350,000       | 350,000 | 350,000 | 312,412      | 2.70 |

| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-122-081-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 58,900  | 0       | 0       | 8,435       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 408,900       | 408,900 | 408,900 | 320,847 | 320,847     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-122-082-00   | 2026 Est. T.C.V.    | OBERSCHULTE MARC H & DIANA D TRUST |
| Property Class: 201 |                     | 6501 W WESTERN AVE                 |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L1218P310 EASEMENT L254 P657 L306 P322 L486 P228/98 L810 P445/04 PRT OF GOVT LOT  
4 SEC 22 COM 511.5 FT N & 33 FT W OF S 1/4 POST TH W 82.5 FT TH N 115.5 FT TH E  
82.5 FT TH S 115.5 FT TO POB. SEC 22 T29N R14W

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|                                                                          |              | * Factors * |           | CNR WESTERN & LAKE |                        |                                 |
|--------------------------------------------------------------------------|--------------|-------------|-----------|--------------------|------------------------|---------------------------------|
| Description                                                              | Frontage     | Depth       | Front     | Depth              | Rate %Adj. Reason      | Value                           |
|                                                                          | 115.50       | 82.50       | 1.0000    | 0.0000             | 0 100* CORNER          | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |             | 9540 SqFt | 14.75000           | 125 CORNER MAIN STREET | 175,887                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |             |           |                    |                        |                                 |
| 116 Actual Front Feet, 0.22 Total Acres                                  |              |             |           |                    |                        | Total Est. Land Value = 175,887 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks | 13.34 | 278  | 50     | 1,854      |
| Wood Frame          | 22.60 | 120  | 50     | 1,356      |
| Wood Frame          | 22.60 | 120  | 50     | 1,356      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 50     | 100  |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 50     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 50     | 100  |      | 0          |
| WOOD DECKS                                          | 5.25 | 144  | 50     | 100  |      | 378        |
| CONCRETE 4CU                                        | 2.75 | 7355 | 50     | 100  |      | 10,113     |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 15,057     |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Description of Occupancy: CRAWL - APT

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 338  
Overall Building Height: 8

Base Rate for Upper Floors = 119.56  
Mezzanine 1 Office Base Rate = 70.04

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.43 100%  
Adjusted Square Foot Cost for Upper Floors = 141.99

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 2,622 | Base Cost New of Upper Floors = | 372,297 |
| Mezzanine 1 Area: 424   | Base Cost New of Mezzanine =    | 29,697  |

|            |                                                                     |         |
|------------|---------------------------------------------------------------------|---------|
|            | Reproduction/Replacement Cost =                                     | 401,994 |
| Eff.Age:16 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 |         |
|            | Total Depreciated Cost =                                            | 269,336 |

| Unit in Place Items | Rate    | Quantity | Arch | %Good | Depr.Cost |
|---------------------|---------|----------|------|-------|-----------|
| WD TW               | 8.91    | 144      | 1.00 | 50    | 642       |
| /CI3/ELE/GEN/5000A  | 6630.63 | 1        | 1.00 | 50    | 3,315     |

| Local Cost Items | Rate    | Quantity/Area | %Good | Depr.Cost |
|------------------|---------|---------------|-------|-----------|
| GENERATOR        | 5000.00 | 1             | 100   | 5,000     |

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (2201 COMMERCIAL)               | 1.750 => TCV of Bldg: 1 =   | 487,013 |
| Replacement Cost/Floor Area= 158.24 | Est. TCV/Floor Area= 185.74 |         |

#### Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: 2ND FLOOR

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Low Cost  
Total Floor Area: 424 # of Units: 2

Base Rate for Upper Floors = 65.87

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.21 100%  
Adjusted Square Foot Cost for Upper Floors = 83.08

Total Floor Area: 424 Base Cost New of Upper Floors = 35,226

Reproduction/Replacement Cost = 35,226  
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0  
Total Depreciated Cost = 29,238

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 51,166  
Replacement Cost/Floor Area= 83.08 Est. TCV/Floor Area= 120.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 538,179

2026 Est. T.C.V. 006-122-082-00 = 729,123

Est. TCV/Total Floor Area = 239.37, Most recent sale 06/23/2004 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 315,100                 | 315,100 | 315,100   | 270,247        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 49,500  | 0         | 7,296          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 364,600                 | 364,600 | 364,600   | 277,543        | 277,543     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-122-083-00   | 2026 Est. T.C.V.    | SISU OF SLEEPING BEAR LLC |
| Property Class: 201 |                     | 5972 S LAKE ST            |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L253 P239 L348 P283/92 L641 P586/02 L655 P709/02 L885 P610/05 L888 P685/06 PRT  
 GOVT LOT 4 SEC 22 COM AT S 1/4 COR SEC 22 TH N 0 DEG 30' W 363 FT TH S 89 DEG  
 30' W 33 FT TO POB TH S 89 DEG 30' W 165 FT TH N 0 DEG 30' W 132 FT TH N 89 DEG  
 30' E 82.5 FT TH N 0 DEG 30' W 16.5 FT TH N 89 DEG 30' E 82.5 FT TH S 0 DEG 30'  
 E 149.5 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|--------|---------------------------------|
|                                                                          | 100.00       | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0                               |
|                                                                          | 40.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 23141  | SqFt   | 14.75000 | 100   |        | 341,334                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |        |                                 |
| 140 Actual Front Feet, 0.53 Total Acres                                  |              |        |        |        |          |       |        | Total Est. Land Value = 341,334 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Ad-Hoc Unit-In-Place Items                          |       |      |        |            |
| Description                                         | Rate  | Size | % Good | Cash Value |
| /CI16/YARI/WOOF/6SL                                 | 29.00 | 10   | 100    | 290        |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 290        |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1892

Description of Occupancy: WITH APT UPSTAIRS

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 2 Story Height: 14 Perimeter: 246  
 Overall Building Height: 20

Base Rate for Upper Floors = 90.72

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.40 100%  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 11.40 100%  
 Combined Heating System adjustment: 22.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 113.52

Total Floor Area: 4,896 Base Cost New of Upper Floors = 555,794

Reproduction/Replacement Cost = 555,794  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /50 /100/100/32.5  
 Total Depreciated Cost = 180,633

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 316,108  
 Replacement Cost/Floor Area= 113.52 Est. TCV/Floor Area= 64.56

#### Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1930

Description of Occupancy: 5978 S LAKE ST. - RETAIL SHED

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 26.33

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 26.33

Total Floor Area: 392 Base Cost New of Upper Floors = 10,322

Reproduction/Replacement Cost = 10,322  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 6,813

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| Unit in Place Items   | Rate  | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/PAV/W000GL | 8.79  | 100      | 1.00 | 97    | 853       |
| /CI4/R00C/ALUSCC0TPBA | 12.10 | 70       | 1.00 | 97    | 822       |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 14,853  
 Replacement Cost/Floor Area= 30.73 Est. TCV/Floor Area= 37.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 330,961

2026 Est. T.C.V. 006-122-083-00 = 672,585  
 Est. TCV/Total Floor Area = 127.19, Most recent sale 12/16/2005 for 500,000

|               |                |         |              |                |
|---------------|----------------|---------|--------------|----------------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |
| 303,500       | 303,500        | 303,500 | 280,125      | 2.70           |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment |
| 0             | 32,800         | 0       | 0            | 7,563          |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    |
| 336,300       | 336,300        | 336,300 | 287,688      | 287,688        |
|               |                |         |              | PRE/MBT        |
|               |                |         |              | 0              |



45-006-122-085-00                      2026 Est. T.C.V.                      M22 GLEN ARBOR AB A2 LLC  
 Property Class: 201                      5793 S RAY ST  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L1291P595 PART OF THE EAST HALF OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING 24 RODS (396 FEET) SOUTH OF THE SOUTHEAST CORNER OF RAY STREET AND WESTERN AVENUE; THENCE EAST 10 RODS (165 FEET); THENCE SOUTH 8 RODS (132 FEET); THENCE WEST 10 RODS (165 FEET); THENCE NORTH 8 RODS (132 FEET) TO THE POINT OF BEGINNING.

FORMERLY L234 P262 L282 P76 L282 P311 L420 P63 L423 P81/96 PRT GOVT LOT 4 SEC 22 COM 396 FT S OF SE COR RAY ST & WESTERN AVE TH E 165 FT TH S 132 FT TH W 165 FT TH N 132 FT TO POB ALSO PRT COM S 1/4 COR SD SEC TH N 88 DEG 45'45" W ALG S LN SD SEC 363 FT TH N 00 DEG 09' E 99 FT TO POB TH N 88 DEG 45'45" W 20.70 FT TO E R/W LN RAY ST TH ALG SD R/W N 01 DEG 07'05" W 132.08 FT TH S 88 DEG 45'45" E 23.62 FT TH S 00 DEG 09' W 132 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason               | Value   |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|----------------------|---------|
|                                                                          | 100.00       | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |                      | 0       |
|                                                                          | 32.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  | SURPLUS: ZONING 100' | 0       |
| 2000 COMM                                                                | \$14.75/SQFT |        | 19140  | SqFt   | 14.75000 | 100   |                      | 282,315 |
| 2000 COMM                                                                | \$1.30/SQFT  |        | 2640   | SqFt   | 1.30000  | 100   |                      | 3,432   |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |                      |         |
| 132 Actual Front Feet, 0.50 Total Acres      Total Est. Land Value =     |              |        |        |        |          |       |                      | 285,747 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 2.75 | 895  | 50     | 1,230      |
| D/W/P: 4in Ren. Conc. | 6.73 | 184  | 50     | 619        |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 2    | 100    | 10,000     |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 95     | 100  |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 95     | 100  |      | 0          |
| SEPTIC TANK 2000 GAL                                | 0.00 | 1    | 95     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 95     | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 11,849     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1988

Description of Occupancy: 12 UNITS + MGR UNIT

Costs are taken from the Motels cost schedules.

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

Class: D      Quality: Average

Total Floor Area: 4428      # of Units: 12

Base Rate for Upper Floors = 116.83

Utility Basement Basement, Base Rate for Basement = 45.54

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Individual thru-wall Heat Pumps      Cost/SqFt: 8.84      100%

(10) Heating system: Individual thru-wall Heat Pumps      Cost/SqFt: 8.84      100%

Combined Heating System adjustment: 17.68      100%

Bsmnt Heating system: Forced Air Furnace      Cost/SqFt: 10.42

Adjusted Square Foot Cost for Upper Floors = 134.51

Adjusted Square Foot Cost for Basement = 55.96

Total Floor Area: 4,428      Base Cost New of Upper Floors =      595,611

Basement Area: 784      Base Cost New of Basement =      43,872

Reproduction/Replacement Cost =      639,483

Eff.Age:12      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0

Total Depreciated Cost =      441,243

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
|---------------------|------|----------|------|-------|-----------|

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|               |         |        |    |       |
|---------------|---------|--------|----|-------|
| WATER SOFTNER | 1184.50 | 2 1.00 | 69 | 1,635 |
|---------------|---------|--------|----|-------|

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 775,037  
 Replacement Cost/Floor Area= 144.95 Est. TCV/Floor Area= 175.03

---

Total Estimated True Cash Value of Commercial/Industrial Buildings = 775,037

---

2026 Est. T.C.V. 006-122-085-00 = 1,072,633  
 Est. TCV/Total Floor Area = 242.24, Most recent sale 07/12/2021 for 1,800,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 461,800       | 461,800 | 461,800 | 383,855      | 2.70 |

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 74,500         | 0    | 0         | 10,364         | 0      |

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 536,300       | 536,300 | 536,300 | 394,219 | 394,219     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-086-00   | 2026 Est. T.C.V.    | SUDSLAND LLC         |
| Property Class: 201 |                     | 5915 S RAY ST        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L174 P784 L254 P157 L257 P872 L315 P589 L477 P472/98 PRT GOVT LOT 4 COM AT S 1/4  
 POST TH N 33 FT TH W 33 FT TH N 198 FT TH W 165 FT AS POB TH W 165 FT TO ELY LN  
 RAY STREET TH N ALG E LN RAY ST 198 FT TH E 165 FT TH S 198 FT TO POB SEC 22  
 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|--------|---------------------------------|
|                                                                          | 100.00       | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0                               |
|                                                                          | 98.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  | EXCESS | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 32670  | SqFt   | 14.75000 | 100   |        | 481,883                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |        |                                 |
| 198 Actual Front Feet, 0.75 Total Acres                                  |              |        |        |        |          |       |        | Total Est. Land Value = 481,883 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size  | % Good | Cash Value |
|-----------------------|------|-------|--------|------------|
| D/W/P: 4in Ren. Conc. | 6.73 | 11482 | 50     | 38,637     |
| D/W/P: Asphalt Paving | 2.75 | 17872 | 50     | 24,574     |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size  | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|-------|--------|------|------|------------|
| SEPTIC TANK 2000 GAL                                | 0.00 | 2     | 0      | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1     | 0      | 100  |      | 0          |
| CONCRETE 4CU                                        | 2.75 | 11482 | 0      | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |       |        |      |      | 63,211     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988  
 Description of Occupancy: 40'X96' EAST BLDG

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 272  
 Overall Building Height: 8

Base Rate for Upper Floors = 71.32

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.21 100%  
 Adjusted Square Foot Cost for Upper Floors = 89.53

Total Floor Area: 3,840 Base Cost New of Upper Floors = 343,794

Reproduction/Replacement Cost = 343,794  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 240,656

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
| PATIO ROOF WBCL     | 2.95 | 786      | 1.00 | 100   | 2,319     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 425,206  
 Replacement Cost/Floor Area= 90.13 Est. TCV/Floor Area= 110.73

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: 50'X96' NORTH BLDG

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 292

Base Rate for Upper Floors = 68.39

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.46 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.85

Total Floor Area: 4,800 Base Cost New of Upper Floors = 412,080

Reproduction/Replacement Cost = 412,080  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 288,456

| Unit in Place Items | Rate     | Quantity | Arch | %Good | Depr.Cost |
|---------------------|----------|----------|------|-------|-----------|
| SOLAR ARRAY         | 58953.08 | 1        | 1.00 | 96    | 56,595    |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 603,839  
 Replacement Cost/Floor Area= 98.13 Est. TCV/Floor Area= 125.80

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: SOUTH BLDG

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 356

Base Rate for Upper Floors = 68.82

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.57 100%  
 Adjusted Square Foot Cost for Upper Floors = 86.39

Total Floor Area: 5,714 Base Cost New of Upper Floors = 493,633

Reproduction/Replacement Cost = 493,633  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 345,543

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 604,700  
 Replacement Cost/Floor Area= 86.39 Est. TCV/Floor Area= 105.83

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0  
 Description of Occupancy: LAND IMPROVEMENTS-2021

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 47.10

Adjusted Square Foot Cost for Upper Floors = 47.10

Total Floor Area: 216 Base Cost New of Upper Floors = 10,174

Reproduction/Replacement Cost = 10,174  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 8,343

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 14,600  
 Replacement Cost/Floor Area= 47.10 Est. TCV/Floor Area= 67.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,648,345

2026 Est. T.C.V. 006-122-086-00 = 2,193,439

Est. TCV/Total Floor Area = 150.54, Most recent sale 04/15/2020 for 1,000,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 961,900       | 961,900    | 961,900   | 845,062      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 134,800    | 0         | 0            | 22,816         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,096,700     | 1,096,700  | 1,096,700 | 867,878      | 867,878        | 0       |  |

45-006-122-087-00                      2026 Est. T.C.V.                      SUDSLAND LLC  
 Property Class: 201                      6026 S LAKE ST  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L287 P124 L301 P396 L383 P731/94 L698 P266/03 L831 P824/04 PRT OF GOVT LOT 4 SEC  
 22 BEG 121 FT N & 33 FT W OF S 1/4 SEC COR TH N 110 FT TH W 165 FT TH S 122 FT  
 TH S 88 DEG 54' E 85 FT TH N 12 FT TH S 88 DEG 54' E 80 FT TO POB TOGETHER WITH  
 EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front      | Depth    | Rate | %Adj. | Reason | Value   |
|-------------|--------------|--------|------------|----------|------|-------|--------|---------|
|             | 110.00       | 165.00 | 1.0000     | 0.0000   | 0    | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 18165 SqFt | 14.75000 | 100  |       |        | 267,927 |

\* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.42 Total Acres                      Total Est. Land Value =                      267,927

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock   | 2.31  | 634  | 50     | 732        |
| D/W/P: 4in Concrete   | 7.10  | 390  | 50     | 1,384      |
| D/W/P: Flagstone/Sand | 21.39 | 500  | 50     | 5,347      |
| Wood Frame            | 29.15 | 105  | 97     | 2,969      |
| Metal Prefab/Conc.    | 28.31 | 75   | 97     | 2,059      |

#### Commercial Local Cost Land Improvements

| Description          | Rate | Size | % Good | Arch | Mult | Cash Value |
|----------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"     | 0.00 | 1    | 0      | 100  |      | 0          |
| SEPTIC TANK 1000 GAL | 0.00 | 1    | 0      | 100  |      | 0          |
| DRAIN FIELD          | 0.00 | 1    | 0      | 100  |      | 0          |

#### Ad-Hoc Unit-In-Place Items

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| /CI16/YARI/PATR/PICSL                               | 24.80 | 180  | 100    | 4,464      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 16,955     |

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 0  
 Description of Occupancy: CAFE

Costs are taken from the Restaurants cost schedules.

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

Class: D                      Quality: Average  
 Stories: 2                      Story Height: 16                      Perimeter: 229  
 Overall Building Height: 16

Base Rate for Upper Floors = 206.66

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 26.60                      100%  
 Adjusted Square Foot Cost for Upper Floors = 233.26

Total Floor Area: 3,550                      Base Cost New of Upper Floors =                      828,073

Reproduction/Replacement Cost =                      828,073  
 Eff.Age:11                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost =                      596,213

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
| WOOD COVER WALK     | 2.95 | 384      | 1.00 | 97    | 1,099     |

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 1 =                      1,045,295  
 Replacement Cost/Floor Area= 233.58                      Est. TCV/Floor Area= 294.45

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 2003  
 Description of Occupancy: PACKAGED CHERRY PRODUCTS STORE

Costs are taken from the Stores - Retail cost schedules.

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

Class: D                      Quality: Average  
 Stories: 1                      Story Height: 16                      Perimeter: 244  
 Overall Building Height: 16

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Base Rate for Upper Floors = 130.23

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.43 100%  
 Adjusted Square Foot Cost for Upper Floors = 154.66

Total Floor Area: 2,360 Base Cost New of Upper Floors = 364,998

Reproduction/Replacement Cost = 364,998  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0  
 Total Depreciated Cost = 277,398

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 485,447  
 Replacement Cost/Floor Area= 154.66 Est. TCV/Floor Area= 205.70

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,530,742

2026 Est. T.C.V. 006-122-087-00 = 1,815,624

Est. TCV/Total Floor Area = 307.21, Most recent sale 03/31/1994 for 100,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 765,600       | 765,600    | 765,600 | 521,177      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 142,200    | 0       | 0            | 14,071         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 907,800       | 907,800    | 907,800 | 535,248      | 535,248        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-088-00   | 2026 Est. T.C.V.    | SUDSLAND LLC         |
| Property Class: 201 |                     | 6540 W STATE ST      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L271 P881 L288 P352/88 L307 P230/90 L404 P943 L410 P547/95 PRT GOVT LOT 4 BEG 33  
 FT N & 198 FT W OF S 1/4 SEC COR TH N 88 DEG 45' 45" W 67.76 FT TH N 01 DEG 23'  
 E 65.99 FT TH S 88 DEG 45' 45" E 66.34 FT TH S 66 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth | Front     | Depth    | Rate | %Adj. | Reason         | Value  |
|--------------------------------------------------------------------------|--------------|-------|-----------|----------|------|-------|----------------|--------|
|                                                                          | 67.76        | 66.00 | 1.0000    | 0.0000   | 0    | 100*  | NO DRAIN FIELD | 0      |
| 2000 COMM                                                                | \$14.75/SQFT |       | 4487 SqFt | 14.75000 | 100  |       |                | 66,179 |
| * denotes lines that do not contribute to the total acreage calculation. |              |       |           |          |      |       |                |        |
| 68 Actual Front Feet, 0.10 Total Acres                                   |              |       |           |          |      |       |                |        |
| Total Est. Land Value =                                                  |              |       |           |          |      |       |                | 66,179 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16  | 364  | 50     | 575        |
| D/W/P: 5in Ren. Conc.                               | 9.11  | 160  | 50     | 729        |
| D/W/P: 5in Ren. Conc.                               | 9.11  | 65   | 50     | 296        |
| Metal Prefab/Conc.                                  | 23.85 | 160  | 97     | 3,702      |
| Metal Prefab/Conc.                                  | 29.77 | 62   | 97     | 1,791      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 7,093      |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 144  
 Overall Building Height: 10

Base Rate for Upper Floors = 64.51

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.40 100%  
 Adjusted Square Foot Cost for Upper Floors = 70.91

Total Floor Area: 1,260 Base Cost New of Upper Floors = 89,346

Reproduction/Replacement Cost = 89,346

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 69,690

| Unit in Place Items | Rate    | Quantity | Arch | %Good | Depr.Cost |
|---------------------|---------|----------|------|-------|-----------|
| /CI8/WALB/-15TF/150 | 4068.50 | 1        | 1.00 | 93    | 3,784     |
| /CI8/WALB/-45TF/100 | 4248.75 | 1        | 1.00 | 93    | 3,951     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 135,494  
 Replacement Cost/Floor Area= 77.51 Est. TCV/Floor Area= 107.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 135,494

2026 Est. T.C.V. 006-122-088-00 = 208,766

Est. TCV/Total Floor Area = 165.69, Most recent sale 03/15/2018 for 145,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 90,700        | 90,700     | 90,700  | 77,865       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,700     | 0       | 0            | 2,102          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 104,400       | 104,400    | 104,400 | 79,967       | 79,967         | 0       |  |

45-006-122-088-10                      2026 Est. T.C.V.                      75 MILL ST LLC  
 Property Class: 201                      6546 W STATE ST  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L404 P950 L456 P547/97 L701 P601/03 PRT OF GOVT LOT 4 SEC 22 COM S 1/4 COR SD  
 SEC TH N 88 DEG 45'45" W ALG S LN SD SEC 198 FT TH N 0 DEG 09' E 33 FT TH N 88  
 DEG 45'45" W 67.76 FT TO POB TH CONT N 88 DEG 45'45" W 116.48 FT TO ELY R/W S  
 RAY ST (M-22) TH ALG SD R/W N 01 DEG 07'05" W 66.04 FT TH S 88 DEG 45'45" E  
 119.36 FT TH S 01 DEG 23' W 65.99 FT TO POB TOGETHER WITH WELL & WATER LINE  
 EASEMENT SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front     | Depth    | Rate | %Adj. | Reason                  | Value   |
|-------------|--------------|--------|-----------|----------|------|-------|-------------------------|---------|
|             | 66.00        | 118.00 | 1.0000    | 0.0000   | 0    | 100*  |                         | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 7797 SqFt | 14.75000 | 125  |       | CORNER PARCEL INFLUENCE | 143,762 |

\* denotes lines that do not contribute to the total acreage calculation.  
 66 Actual Front Feet, 0.18 Total Acres      Total Est. Land Value = 143,762

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks   | 15.89 | 60   | 50     | 476        |
| D/W/P: Asphalt Paving | 3.16  | 1935 | 50     | 3,057      |
| Wood Frame            | 30.07 | 96   | 80     | 2,310      |

#### Residential Local Cost Land Improvements

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

#### Commercial Local Cost Land Improvements

| Description          | Rate | Size | % Good | Arch | Mult | Cash Value |
|----------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"     | 0.00 | 1    | 91     |      | 100  | 0          |
| SEPTIC TANK 2000 GAL | 0.00 | 1    | 91     |      | 100  | 0          |
| DRAIN FIELD          | 0.00 | 1    | 91     |      | 100  | 0          |

Total Estimated Land Improvements True Cash Value = 8,343

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1995

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 8      Perimeter: 220  
 Overall Building Height: 8

Base Rate for Upper Floors = 97.64

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 27.91      100%  
 Adjusted Square Foot Cost for Upper Floors = 125.55

Total Floor Area: 2,200      Base Cost New of Upper Floors = 276,210

Reproduction/Replacement Cost = 276,210  
 Eff.Age:8      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 226,492

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 396,361  
 Replacement Cost/Floor Area= 125.55      Est. TCV/Floor Area= 180.16

Total Estimated True Cash Value of Commercial/Industrial Buildings = 396,361

2026 Est. T.C.V. 006-122-088-10      = 548,466

Est. TCV/Total Floor Area = 249.30, Most recent sale 09/09/2022 for 350,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,400       | 237,400    | 237,400 | 235,171      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 36,800     | 0       | 0            | 6,349          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 274,200       | 274,200    | 274,200 | 241,520      | 241,520        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-089-00   | 2026 Est. T.C.V.    | SUDSLAND LLC         |
| Property Class: 202 |                     | 6534 S STATE ST      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L266 P668 L301 P391 L349 P451 L420 P867 L451 P094 L516 P997/99 L529P558 L698  
 P266/03 L831 P824/04 PRT GOVT LOT 4 COM S 1/4 COR SEC 22 TH N DEG 45' 45" W ALG  
 S LN SD SEC 123 FT TO POB TH CONT N 88 DEG 45' 45" W 240 FT TH N 0 DEG 09' E 33  
 FT TH S 89 DEG 45' 45" E 165 FT TH N 3 DEG 45' 45" W 76 FT TH N 88 DEG 45' 45" E  
 74.98 FT TH S 109 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason               | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|----------------------|---------------------------------|
|                                                                          | 33.00        | 412.50 | 1.0000 | 0.0000 | 0        | 100*  |                      | 0                               |
|                                                                          | 75.00        | 109.00 | 1.0000 | 0.0000 | 0        | 100*  |                      | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 5692   | SqFt   | 14.75000 | 100   |                      | 83,957                          |
| 2000 COMM                                                                | \$3.75/PSF   |        | 7920   | SqFt   | 3.75000  | 100   | PARTIAL PARKING AREA | 29,700                          |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |                      |                                 |
| 108 Actual Front Feet, 0.31 Total Acres                                  |              |        |        |        |          |       |                      | Total Est. Land Value = 113,657 |

#### Land Improvement Cost Estimates

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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2022

Description of Occupancy: ICE CREAM

Costs are taken from the Shed - Office Structure cost schedules.

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

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 56  
 Overall Building Height: 8

Base Rate for Upper Floors = 139.47

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.94 100%  
 Adjusted Square Foot Cost for Upper Floors = 163.41

Total Floor Area: 159 Base Cost New of Upper Floors = 25,981

Reproduction/Replacement Cost = 25,981  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0  
 Total Depreciated Cost = 24,422

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
|                  | Col. | Rate | SqFt   | Adj.   | Adj. |
| Total Cost New = |      |      |        |        | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0  
 Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 42,739  
 Replacement Cost/Floor Area= 163.40 Est. TCV/Floor Area= 268.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 42,739

|                                                                             |                    |        |                |
|-----------------------------------------------------------------------------|--------------------|--------|----------------|
| 2026 Est. T.C.V.                                                            | 006-122-089-00     | =      | 166,396        |
| Est. TCV/Total Floor Area = 1046.52, Most recent sale 06/01/1999 for 35,000 |                    |        |                |
| 2025 Assessed                                                               | MBOR               | S.E.V. | Base for Cap   |
| 79,000                                                                      | 79,000             | 79,000 | 40,171         |
| 2026                                                                        | New Eq. Adjustment | Loss   | Tax Adjustment |
|                                                                             |                    |        | Losses         |

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|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 0             | 4,200  | 0      | 0      | 1,084       | 0       |
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 83,200        | 83,200 | 83,200 | 41,255 | 41,255      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-089-10   | 2026 Est. T.C.V.    | SUDSLAND LLC         |
| Property Class: 201 |                     | 6044 S LAKE ST       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L451 P099/97 L698 P266/03 L831 P824/04 PRT GOVT LOT 4 SEC 22 COM S 1/4 COR TH  
 ALG S LN N 88 DEG 54'00" W 33 FT TO POB TH CON N 88 DEG 54'00" W 90.02 FT TH N  
 109 FT TH S 88 DEG 54'00" E 10.02 FT TH N 12 FT TH S 88 DEG 54'00" E 80 FT TO  
 WLY R/W TH S 121 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage | Depth | Front  | Depth  | Rate     | %Adj. | Reason                  | Value                           |
|--------------------------------------------------------------------------|----------|-------|--------|--------|----------|-------|-------------------------|---------------------------------|
|                                                                          | 100.00   | 90.00 | 1.0000 | 0.0000 | 0        | 100*  |                         | 0                               |
|                                                                          | 21.00    | 90.00 | 1.0000 | 0.0000 | 0        | 100*  |                         | 0                               |
| 2000 COMM \$14.75/SQFT                                                   |          |       | 10890  | SqFt   | 14.75000 | 125   | CORNER PARCEL INFLUENCE | 200,784                         |
| * denotes lines that do not contribute to the total acreage calculation. |          |       |        |        |          |       |                         |                                 |
| 121 Actual Front Feet, 0.25 Total Acres                                  |          |       |        |        |          |       |                         | Total Est. Land Value = 200,784 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 26.62 | 400  | 97     | 10,329     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 10,329     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 9 Perimeter: 140  
 Overall Building Height: 8

Base Rate for Upper Floors = 122.18

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.92 100%

Adjusted Square Foot Cost for Upper Floors = 145.10

Total Floor Area: 1,089 Base Cost New of Upper Floors = 158,014

Reproduction/Replacement Cost = 158,014

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 139,052

| Unit in Place Items    | Rate  | Quantity | Arch | %Good | Depr.Cost |
|------------------------|-------|----------|------|-------|-----------|
| WD TW                  | 8.35  | 84       | 1.00 | 100   | 701       |
| WD TW COVERED          | 8.35  | 240      | 1.00 | 100   | 2,004     |
| /CI3/PLUAW/WATW/AVG/46 | 52.02 | 1        | 1.00 | 100   | 52        |
| WD TW                  | 8.35  | 350      | 1.00 | 100   | 2,923     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 253,282

Replacement Cost/Floor Area= 150.32 Est. TCV/Floor Area= 232.58

Total Estimated True Cash Value of Commercial/Industrial Buildings = 253,282

2026 Est. T.C.V. 006-122-089-10 = 464,395

Est. TCV/Total Floor Area = 426.44, Most recent sale 08/14/1997 for 82,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 209,400                 | 209,400 | 209,400 | 83,531       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 22,800  | 0       | 0            | 2,255          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 232,200                 | 232,200 | 232,200 | 85,786       | 85,786         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-122-090-01   | 2026 Est. T.C.V.    | MELVIN DARYL R & SHELLEY R TRUSTS |
| Property Class: 401 |                     | 6698 W WESTERN AVE                |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L277 P462/87 L281 P74/87 L255 P942 L302 P271/89 PRT OF GOVT LOT 4 COM AT SW COR  
 SEC 22 TH N ALG W SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109  
 A DISTANCE OF 1327.63 FT TH ELY ALG C/L ON ARC OF 1464.21 FT RAD CVE TO LEFT A  
 DISTANCE OF 117.50 FT (CH-N 80 DEG 49' 05" E 117.46 FT) TO POB TH N 777.59 FT TH  
 N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 100.61 FT TH S 808.56 FT TH WLY ALG SD  
 C/L ON ARC OF 1464.21 FT RADIUS CURVE TO LEFT 93.02 FT (CH-S 84 DEG 56' 13" W  
 93.01 FT) TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000       | 98.08    | 805.67      | 0.9947 | 1.1382 | 21000      | 100   |              | 2,331,802 |
| 98 Actual Front Feet, | 1.81     | Total Acres |        |        | Total Est. |       | Land Value = | 2,331,802 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33  | 650  | 50     | 2,707      |
| Wood Frame            | 28.51 | 120  | 50     | 1,710      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 15              | 1,500.00 | 1    | 100    | 1,500                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 5,917 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1560 SF Floor Area = 2738 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 965  |          |            |
| 2 Story   | Siding   | Crawl Space | 595  |          |            |
| 1 Story   | Siding   | Overhang    | 100  |          |            |
|           |          | Total:      |      | 322,218  | 225,545    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,652 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 93  | 4,960  | 3,472 |
| CPP           | 199 | 3,849  | 2,694 |
| CPP           | 664 | 11,208 | 7,846 |
| WPP           | 199 | 4,901  | 3,431 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 640 | 8,717 | 6,102 |
| Treated Wood | 47  | 1,687 | 1,181 |
| Treated Wood | 93  | 2,423 | 1,696 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 900 | 40,680 | 28,476 |
| Storage Over Garage | 239 | 3,227  | 2,259  |
| Common Wall: 2 Wall | 1   | -5,280 | -3,696 |
| Door Opener         | 2   | 1,075  | 752    |

Class: C Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 2400 | 57,888 | 40,522 |
|-----------|------|--------|--------|

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,786 |
|------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 488,807 | 342,158 |
|---------|---------|---------|

Notes: 2025 ADDITION

|                                        |         |
|----------------------------------------|---------|
| ECF (4085 LAKE MICHIGAN) 2.700 => TCV: | 923,827 |
|----------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-090-01 | = | 3,261,546 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1191.21, Most recent sale 10/01/1987 for 100,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,388,300     | 1,388,300      | 1,388,300 | 389,638      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 176,400       | 66,100         | 0         | 176,400      | 10,520         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,630,800     | 1,630,800      | 1,630,800 | 576,558      | 576,558        | 576,558 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-090-10   | 2026 Est. T.C.V.    | KO LAKE STREET LLC   |
| Property Class: 401 |                     | 6716 W WESTERN AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L277 P462/87 L825 P838/04 PRT GOVT LOT 4 SEC 22 COM AT SW COR SEC 22 TH N ALG W  
 SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109 A DISTANCE OF  
 1327.63 FT TH ELY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE RIGHT A  
 DISTANCE OF 23.75 FT TO POB TH N 752.61 FT TH N 67 DEG 03' 55" E ALG SHR LAKE  
 MICHIGAN 100.61 FT TH S 777.59 FT TH WLY ALG C/L ON ARC OF A 1464.21 FT RADIUS  
 CURVE TO THE LEFT A DISTANCE OF 93.75 FT TO POB SEC 22 T29N R14W

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000       | 98.32    | 770.87      | 0.9940 | 1.1257 | 21000      | 100   |              | 2,310,541 |
| 98 Actual Front Feet, | 1.74     | Total Acres |        |        | Total Est. |       | Land Value = | 2,310,541 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1290 SF Floor Area = 1290 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,290  |          |            |
|         |          |             | Total: | 177,552  | 115,410    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
| Separate Shower    | 1 | 1,336 | 868 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 324 | 5,586 | 3,631 |
| Treated Wood | 732 | 9,509 | 6,181 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 208,830 135,741

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 366,501

2026 Est. T.C.V. 006-122-090-10 = 2,684,542

Est. TCV/Total Floor Area = 2081.04

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,279,700     | 1,279,700      | 1,279,700 | 712,897      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 62,600         | 0         | 0            | 19,248         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,342,300     | 1,342,300      | 1,342,300 | 732,145      | 732,145        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-122-091-00   | 2026 Est. T.C.V.    | WAGGONER ERIC D & SAMINA M |
| Property Class: 402 |                     | S FOREST HAVEN DR          |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L1226P20 PART OF GOVERNMENT LOT 5, SECTION 22, T29N, R14W, DESCRIBED AS: COMM AT THE SW CNR OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, S88°51'53"E 620.06 FEET TO THE POINT OF BEGINNING; THENCE N11 °29'00'W 104.09 FEET; THENCE, ALONG THE SOUTH LINE OF PIERCE STOCKING DEVELOPMENT NO. 1, N78°30'33"E 319.03 FEET (RECORDED AS N78°31'00"E 319.68 FEET}; THENCE ALONG THE WEST LINE OF FOREST HAVEN SUBDIVISION, S16°12'16"W 177.42 FEET (RECORDED AS S16°10'00'W 178.15 FEET} TO THE SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE, ALONG SAID SOUTH LINE N88°51'53'W 242.45 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER PART OF LOT 69 OF PIERCE STOCKING DEVELOPMENT NO. 1, AS CREATED AND DEFINED BY EASEMENT AGREEMENT RECORDED IN LIBER 827 ON PAGES 431-434, LEELANAU COUNTY RECORDS.

L243 P597&912 L408 P787/95 PRT GOVT LOT 5 COM N 1/4 COR SEC 27 TH W 1780 FT TO POB TH N 16 DEG 10' E 178.16 FT TH S 78 DEG 31' W 319.68 FT TH S 11 DEG 29' E TO S LN GOVT LOT 5 TH E TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                        |          | * Factors * |        | IRREG SHAPE-BACK OFF RD |                         |              |
|------------------------|----------|-------------|--------|-------------------------|-------------------------|--------------|
| Description            | Frontage | Depth       | Front  | Depth                   | Rate %Adj.              | Reason Value |
| C 100' @ 2000/         | 100.00   | 373.75      | 1.0000 | 0.9628                  | 2000 100                | 192,554      |
| 100 Actual Front Feet, | 0.86     | Total Acres |        |                         | Total Est. Land Value = | 192,554      |

|                                                                             |        |         |
|-----------------------------------------------------------------------------|--------|---------|
| 2026 Est. T.C.V. 006-122-091-00                                             | =      | 192,554 |
| Est. TCV/Total Floor Area = 149.27, Most recent sale 12/17/2020 for 110,000 |        |         |
| 2025 Assessed                                                               | MBOR   | S.E.V.  |
| 96,300                                                                      | 96,300 | 96,300  |
|                                                                             |        | 55,355  |
| 2026 New Eq. Adjustment                                                     | Loss   | IRM     |
| 0                                                                           | 0      | 2.70    |
|                                                                             |        | 1,494   |
| 2026 Assessed                                                               | MBOR   | S.E.V.  |
| 96,300                                                                      | 96,300 | 96,300  |
|                                                                             |        | 56,849  |
|                                                                             |        | 56,849  |
|                                                                             |        | PRE/MBT |
|                                                                             |        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-092-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959 PRT GOVT LOT 5 LYING S OF HWY EXC BEG SW COR LOT 66 PIERCE STOCKING  
 DEV NO 1 TH S 11 DEG 29' E TO S GOVT LOT LN TH E TO W LN FOREST HAVEN SUBD TH N  
 16 DEG 10' E TO S LN PIERCE STOCKING DEV NO 1 TH S 78 DEG 31' W 319.68 FT TO POB  
 ALSO EXC PLAT OF FOREST HAVEN SUBD & PIERCE STOCKING DEVELOPMENT NO 1 SEC 22  
 T29N R14W 1.5 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description          | Frontage | Depth      | Front | Depth | Rate             | %Adj.         | Reason                  | Value  |
|----------------------|----------|------------|-------|-------|------------------|---------------|-------------------------|--------|
| VILLAGE AR >10 ACRES | 50K/     | 2.97 Acres | 50000 | 50    | TRIANGLE SHAPE - | ACCESS ISSUES | 74,150                  |        |
| 2.97 Total Acres     |          |            |       |       |                  |               | Total Est. Land Value = | 74,150 |

2026 Est. T.C.V. 006-122-092-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 0             | 0              | 0      | 0            | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0      | 0            | 0              | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0             | 0              | 0      | 0            | 0              | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-122-093-00   | 2026 Est. T.C.V.    | MARTIN JOHN E & WENDY T |
| Property Class: 201 |                     | 6404 W WESTERN AVE      |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L266 P318 PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST TH N ALG  
N-S 1/4 LN 40 RDS TH E 448.75 FT TO POB TH N PARALLEL TO W LN OF NW 1/4 OF SW  
1/4 OF SE 1/4 330 FT TH E 122.25 FT TH S 30 FT TH W 11 FT TH S 300 FT TH W  
111.25 FT TO POB SEC 22 T29N R14W .84 A M/L.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|--------|---------------------------------|
|                                                                          | 116.75       | 315.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 36765  | SqFt   | 14.75000 | 100   |        | 542,278                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |        |                                 |
| 117 Actual Front Feet, 0.84 Total Acres                                  |              |        |        |        |          |       |        | Total Est. Land Value = 542,278 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: SOUTH BLDG AT ROAD

Costs are taken from the Shopping Centers - Neighborhood cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 8 Perimeter: 212

Base Rate for Upper Floors = 93.09

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.78 100%  
Adjusted Square Foot Cost for Upper Floors = 112.87

Total Floor Area: 2,304 Base Cost New of Upper Floors = 260,052

Reproduction/Replacement Cost = 260,052  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /70 /100/100/46.2  
Total Depreciated Cost = 120,144

| Unit in Place Items     | Rate  | Quantity | Arch | %Good | Depr.Cost |
|-------------------------|-------|----------|------|-------|-----------|
| /CI6/ST0/BASS/LOWC/WOOT | 26.52 | 220      | 1.00 | 100   | 5,834     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 220,462  
Replacement Cost/Floor Area= 115.40 Est. TCV/Floor Area= 95.69

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 8 Perimeter: 200

Base Rate for Upper Floors = 75.41

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.25 100%  
Adjusted Square Foot Cost for Upper Floors = 94.66

Total Floor Area: 2,352 Base Cost New of Upper Floors = 222,640

Reproduction/Replacement Cost = 222,640  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /70 /100/100/54.6  
Total Depreciated Cost = 121,561

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 212,733  
Replacement Cost/Floor Area= 94.66 Est. TCV/Floor Area= 90.45

Total Estimated True Cash Value of Commercial/Industrial Buildings = 433,195

2026 Est. T.C.V. 006-122-093-00 = 975,473  
Est. TCV/Total Floor Area = 209.51, Most recent sale 01/31/2007 for 0  
2025 Assessed MBOR S.E.V. Base for Cap IRM  
444,200 444,200 444,200 289,534 2.70

Parcel Number: 45-006-122-093-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 43,500         | 0       | 0         | 7,817          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 487,700  | 487,700        | 487,700 | 297,351   | 297,351        | 0       |

45-006-122-094-00                      2026 Est. T.C.V.                      JBM PARTNERS INC  
 Property Class: 201                      6410 W WESTERN AVE  
 Map #: 35                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L263 P314 L309 150/90 L869 P787/05 S 200 FT OF E 80 FT OF FOLLOWING: PRT OF NW  
 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 POST SD SEC TH N ALG N-S 1/4 LN SD SEC  
 660 FT TH E 335.75 FT TO POB TH N PARALLEL TO W LN OF NW 1/4 OF SW 1/4 OF SE 1/4  
 SD SEC 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|                                                                          | 80.00        | 200.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM                                                                | \$14.75/SQFT |        | 16000  | SqFt   | 14.75000 | 100   |        | 236,000 |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |          |       |        |         |
| 80 Actual Front Feet, 0.37 Total Acres      Total Est. Land Value =      |              |        |        |        |          |       |        | 236,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand                                | 15.50 | 476  | 50     | 3,689      |
| D/W/P: Asphalt Paving                               | 2.75  | 9112 | 50     | 12,529     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 16,218     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1955  
 Description of Occupancy: BI LEVEL BACK ROOM

Costs are taken from the Restaurants cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 320  
 Overall Building Height: 8

Base Rate for Upper Floors = 142.11

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 18.30      100%  
 Adjusted Square Foot Cost for Upper Floors = 160.41

Total Floor Area: 4,442      Base Cost New of Upper Floors =      712,541

Reproduction/Replacement Cost =      712,541  
 Eff.Age:14      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
 Total Depreciated Cost =      463,152

| Unit in Place Items      | Rate    | Quantity | Arch | %Good | Depr.Cost |
|--------------------------|---------|----------|------|-------|-----------|
| PORCH COVER              | 4.33    | 176      | 1.00 | 85    | 648       |
| WALK IN BOX 32 - 60 DEGR | 8677.75 | 1        | 1.00 | 85    | 7,376     |
|                          | 2111.50 | 1        | 1.00 | 65    | 1,372     |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 =      826,958  
 Replacement Cost/Floor Area= 163.01      Est. TCV/Floor Area= 186.17

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1955

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 8      Perimeter: 96  
 Overall Building Height: 8

Base Rate for Upper Floors = 112.84

(10) Heating system: Forced Air Furnace      Cost/SqFt: 22.85      100%  
 Adjusted Square Foot Cost for Upper Floors = 135.69

Total Floor Area: 576      Base Cost New of Upper Floors =      78,158

Reproduction/Replacement Cost =      78,158  
 Eff.Age:16      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost =      52,366

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ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 91,640  
 Replacement Cost/Floor Area= 135.69 Est. TCV/Floor Area= 159.10

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: APT/WAREHOUSE

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D Quality: Low Cost

Stories: 2 Story Height: 8 Perimeter: 96

Base Rate for Upper Floors = 50.73

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.33 100%

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.33 100%

Combined Heating System adjustment: 14.66 100%

Adjusted Square Foot Cost for Upper Floors = 65.39

Total Floor Area: 576 Base Cost New of Upper Floors = 37,664

Reproduction/Replacement Cost = 37,664

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 22,598

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 39,547  
 Replacement Cost/Floor Area= 65.39 Est. TCV/Floor Area= 68.66

Total Estimated True Cash Value of Commercial/Industrial Buildings = 958,145

2026 Est. T.C.V. 006-122-094-00 = 1,210,363

Est. TCV/Total Floor Area = 216.37, Most recent sale 08/30/2005 for 774,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 538,400       | 538,400        | 538,400 | 457,317      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 66,800         | 0       | 0            | 12,347         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 605,200       | 605,200        | 605,200 | 469,664      | 469,664        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-095-00   | 2026 Est. T.C.V.    | JBM PARTNERS INC     |
| Property Class: 202 |                     | W WESTERN AVE        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L429 P774 L440 P019/97 L869 P787/05 PRT OF SE 1/4 SEC 22 COM S 1/4 COR TH N  
 661.02 FT TO C/L M-22 TH S 88 DEG E 335.77 FT TO POB TH S 88 DEG E 33.02 FT TH N  
 199.85 FT TH S 88 DEG E 80 FT TH N 130 FT TH N 88 DEG W 113 FT TH S 330 FT TO  
 POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front  | Depth  | Rate    | %Adj. | Reason               | Value                          |
|--------------------------------------------------------------------------|-------------|--------|--------|--------|---------|-------|----------------------|--------------------------------|
|                                                                          | 33.00       | 645.15 | 1.0000 | 0.0000 | 0       | 100*  | BACK LOT             | 0                              |
| 2000 COMM                                                                | \$3.75/PSF  |        | 13785  | SqFt   | 3.75000 | 100   | BACK LOT-BEHIND WAG- | KEY HOLE FRONTAGE 51,69.       |
| 2000 COMM                                                                | \$1.30/SQFT |        | 7500   | SqFt   | 1.30000 | 100   |                      | 9,750                          |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |        |        |         |       |                      |                                |
| 33 Actual Front Feet, 0.49 Total Acres                                   |             |        |        |        |         |       |                      | Total Est. Land Value = 61,444 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95 | 9500 | 75     | 21,019     |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 21,019     |

2026 Est. T.C.V. 006-122-095-00 = 82,463

Est. TCV/Total Floor Area = 14.74, Most recent sale 08/30/2005 for 0

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|--------|-----------|----------------|---------------------|
| 41,100                  | 41,100 | 41,100    | 20,469         | 2.70                |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses              |
| 0                       | 100    | 0         | 552            | 0                   |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 41,200                  | 41,200 | 41,200    | 21,021         | 21,021 0            |

45-006-122-096-00                      2026 Est. T.C.V.                      BOONE DOCKS INC  
 Property Class: 201                      5858 S RAY ST  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L262 P205 L342 P904/92 PRT SE 1/4 OF SW 1/4 COM AT S 1/4 POST TH N 89 DEG 07'  
 53" W 415 FT TO C/L ST HWY M-22 TH N 01 DEG 29' 35" W 495 FT TO POB TH CONT N 01  
 DEG 29' 35" W 165.05 FT TO C/L M-109 TH N 89 DEG 10' W 263.03 FTTH S 01 DEG 29'  
 35" E 165.05 FT TH S 89 DEG 10' E 263.03 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description            | Frontage | Depth  | Front  | Depth  | Rate     | %Adj. | Reason                             | Value   |
|------------------------|----------|--------|--------|--------|----------|-------|------------------------------------|---------|
|                        | 100.00   | 263.00 | 1.0000 | 0.0000 | 0        | 125*  | LOCATION CNR                       | 0       |
|                        | 65.00    | 263.00 | 1.0000 | 0.0000 | 0        | 100*  |                                    | 0       |
| 2000 COMM \$14.75/SQFT |          |        | 43386  | SqFt   | 14.75000 | 100   | CORNER M22&M109 DUAL STREET ACCESS | 639,940 |

\* denotes lines that do not contribute to the total acreage calculation.  
 165 Actual Front Feet, 1.00 Total Acres      Total Est. Land Value = 639,940

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Concrete   | 6.17 | 6600 | 50     | 20,361     |
| D/W/P: Asphalt Paving | 2.75 | 6476 | 50     | 8,904      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WOOD DECKS                                          | 5.25 | 420  | 100    |      | 100  | 2,205      |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 31,470     |

#### Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1939

Description of Occupancy: REST & BAR

Costs are taken from the Restaurants cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 10      Perimeter: 376  
 Overall Building Height: 10

Base Rate for Upper Floors = 113.43

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 19.31      100%  
 Adjusted Square Foot Cost for Upper Floors = 132.74

Total Floor Area: 5,052      Base Cost New of Upper Floors = 670,602

Reproduction/Replacement Cost = 670,602  
 Eff.Age:17      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 402,361

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:17      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
| WD TW               | 8.50 | 6422     | 1.00 | 50    | 27,294    |
| ROOF                | 2.95 | 1229     | 1.00 | 50    | 1,813     |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 755,069  
 Replacement Cost/Floor Area= 144.26      Est. TCV/Floor Area= 149.46

#### Cost Estimates for Commercial/Industrial Building/Section: 2      Built 0

Costs are taken from the Stores - Retail cost schedules.

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&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 105.21

(10) Heating system: Forced Air Furnace Cost/SqFt: 13.23 100%  
 Adjusted Square Foot Cost for Upper Floors = 118.44

Total Floor Area: 400 Base Cost New of Upper Floors = 47,376

Reproduction/Replacement Cost = 47,376  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 25,109

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 43,941  
 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 109.85

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 150

Base Rate for Upper Floors = 117.77

(10) Heating system: Forced Air Furnace Cost/SqFt: 14.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 132.57

Total Floor Area: 588 Base Cost New of Upper Floors = 77,951

Reproduction/Replacement Cost = 77,951  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 41,314

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 72,300  
 Replacement Cost/Floor Area= 132.57 Est. TCV/Floor Area= 122.96

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 105.21

(10) Heating system: Forced Air Furnace Cost/SqFt: 13.23 100%  
 Adjusted Square Foot Cost for Upper Floors = 118.44

Total Floor Area: 400 Base Cost New of Upper Floors = 47,376

Reproduction/Replacement Cost = 47,376  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 22,267

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 38,967  
 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 97.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 910,277

2026 Est. T.C.V. 006-122-096-00 = 1,581,687

Est. TCV/Total Floor Area = 245.60

|                         |         |           |                |        |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
| 712,900                 | 712,900 | 712,900   | 587,950        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

Parcel Number: 45-006-122-096-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 77,900  | 0       | 0       | 15,874      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 790,800       | 790,800 | 790,800 | 603,824 | 603,824     | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-096-10   | 2026 Est. T.C.V.    | JMB MANAGEMENT TRUST |
| Property Class: 402 |                     | W WESTERN AVE        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L262 P433 L929 P93/07 PRT SE 1/4 OF SW 1/4 SEC 22 COM S 1/4 COR TH ALG S LN N 89 DEG 07' 53" W 415 FT TO C/L STATE HWY M-22 TH ALG SD C/L N 01 DEG 29' 35" W 660 FT TO C/L HWY M-109 TH ALG SD C/L N 89 DEG 10' W 263.03 FT FOR POB TH CONT ALG C/L OF HWY M-109 N 89 DEG 10' W 100 FT TH S 01 DEG 29' 35" E 165.05 FT TH S 89 DEG 10' E 100 FT TH N 01 DEG 29' 55" W 165.00 FT TO POB SEC 22 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 165.00   | 100.00      | 0.8823 | 0.6924 | 2000       | 100   |              | 201,614 |
| 165 Actual Front Feet, | 0.38     | Total Acres |        |        | Total Est. |       | Land Value = | 201,614 |

2026 Est. T.C.V. 006-122-096-10 = 201,614

Est. TCV/Total Floor Area = 31.31, Most recent sale 06/10/2021 for 190,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 100,800       | 100,800        | 100,800 | 85,846       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 2,317          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 100,800       | 100,800        | 100,800 | 88,163       | 88,163         | 0       |  |

45-006-122-097-00                      2026 Est. T.C.V.                      NORTHSUN LLC  
 Property Class: 201                      6545 W WESTERN AVE  
 Map #: 33                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

2013 COMBINED DESCRIPTION: PART OF SOUTHWEST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N 88'54'25" W, 381.55 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N 01'50'00" W, 426.07 FEET TO THE POINT OF BEGINNING; THENCE N 02'46'58" W, 197.89 FEET; THENCE S 89'12'44" E, 177.27 FEET; THENCE S 01'46'07" E, 132.00 FEET; THENCE N 88'35'53" E, 21.00 FEET; THENCE S 00'45'33" E, 65.99 FEET; THENCE N 89'21'11" W, 193.60 FEET TO THE POINT OF BEGINNING. CONTAINING 0.83 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES OF RECORD, IF ANY. 12/31/2013 COMBINE FOR CONSTRUCTION LOTS 122-097-00, 122-097-10 & 122-084-00.

L394 P117/94 L624 P10/02 COM AT S 1/4 COR SEC 22 TH N 88 DEG 55' W 381.81 FT TO ST HWY M-22 TH N 1 DEG 20' W 495.28 FT FOR POB TH S 88 DEG 55' E 195.16 FT TH N 132 FT TH N 88 DEG 55' W ALG ST HWY M-22 198.27 FT TH S 1 DEG 20' E ALG SD HWY M-22 TO POB EXC A STRIP OF LAND 21 FT WIDE ALG ENTIRE E SIDE THEREOF ALSO EXC PRT COM S 1/4 COR TH N 88 DEG 55' W 381.81 FT TO ST HWY M-22 TH N 1 DEG 20' W 552 FT FOR POB TH S 88 DEG 55' E 88 FT TH S 56.72 FT TH N 88 DEG 55' W 88 FT TH N 56.72 FT TO POB SEC 22 T29N R14W.

9/16/2013 CONSOLIDATE FOR BUILDING PURPOSES PIN 122-097-00, AND -10 AND 122-084-00.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth    | Rate | %Adj. | Reason                                  | Value   |
|--------------------------------------------------------------------------|--------------|--------|--------|----------|------|-------|-----------------------------------------|---------|
|                                                                          | 177.27       | 203.95 | 1.0000 | 0.0000   | 0    | 125*  | CORNER                                  | 0       |
| 2000 COMM                                                                | \$14.75/SQFT | 36155  | SqFt   | 14.75000 | 100  |       | CORNER M22 & WESTERN AVE DUAL ST ACCESS | 533,283 |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |          |      |       |                                         |         |
| 177 Actual Front Feet, 0.83 Total Acres      Total Est. Land Value =     |              |        |        |          |      |       |                                         | 533,283 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size  | % Good | Cash Value |
|-----------------------|-------|-------|--------|------------|
| D/W/P: 4in Concrete   | 6.11  | 4550  | 50     | 13,900     |
| D/W/P: 4in Concrete   | 6.11  | 5865  | 50     | 17,917     |
| D/W/P: 4in Concrete   | 6.11  | 4550  | 50     | 13,900     |
| D/W/P: Asphalt Paving | 2.72  | 14356 | 50     | 19,524     |
| Wood Frame            | 25.27 | 84    | 50     | 1,061      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size  | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|-------|--------|------|------|------------|
| WATER WELL 8"-10"                                   | 0.00 | 1     | 94     |      | 100  | 0          |
| SEPTIC TANK 2000 GAL                                | 0.00 | 1     | 94     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1     | 94     |      | 100  | 0          |
| ASPHALT                                             | 1.80 | 14356 | 0      |      | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |      |       |        |      |      | 66,302     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1968  
 Description of Occupancy: GROCERY STORE

Costs are taken from the Markets cost schedules.

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

Class: C      Quality: Average  
 Stories: 1      Story Height: 10      Perimeter: 489  
 Overall Building Height: 10

Base Rate for Upper Floors = 98.31

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 16.69      100%  
 Adjusted Square Foot Cost for Upper Floors = 115.00

Total Floor Area: 11,380      Base Cost New of Upper Floors = 1,308,699

Reproduction/Replacement Cost = 1,308,699

Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 785,219

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| Unit in Place Items | Rate  | Quantity | Arch | %Good | Depr.Cost |
|---------------------|-------|----------|------|-------|-----------|
| 2" ASHPALT          | 1.28  | 72       | 1.00 | 100   | 92        |
| PATIO ROOF          | 2.92  | 72       | 1.00 | 100   | 210       |
| LIGHTING FIXTURES   | 56.10 | 2        | 0.96 | 100   | 108       |
| WD TW               | 5.36  | 492      | 0.96 | 100   | 2,532     |
| 1" OF ASPHALT       | 0.30  | 72       | 0.96 | 100   | 21        |

| Local Cost Items | Rate    | Quantity/Area | %Good | Depr.Cost |
|------------------|---------|---------------|-------|-----------|
| GENERATOR        | 5000.00 | 1             | 100   | 5,000     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 1,388,069  
 Replacement Cost/Floor Area= 115.70 Est. TCV/Floor Area= 121.97

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,388,069

2026 Est. T.C.V. 006-122-097-00 = 1,987,654

Est. TCV/Total Floor Area = 174.66

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 887,700                 | 887,700 | 887,700 | 781,415      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 106,100 | 0       | 0            | 21,098         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 993,800                 | 993,800 | 993,800 | 802,513      | 802,513        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-098-00   | 2026 Est. T.C.V.    | CEDARWING TRUST      |
| Property Class: 401 |                     | 5750 S LAKE ST       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L230 P803 PARCEL A- PRT OF GOVT LOT 4 SEC 22 COM SW COR GOVT LOT 3 TH ALG N-S  
 1/4 LN SD SEC & C/L LAKE ST N 164.15 FT TO POB TH CONT N 80.0 FT TH N 89 DEG 49'  
 W 222.15 FT TH S 0 DEG 13' W 80.0 FT TH S 89 DEG 49' E 222.45 FT TO POB SEC 22  
 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                        |          | * Factors * |        | >15000 SQ FT ZONE R-1 |                                |         |
|----------------------------------------|----------|-------------|--------|-----------------------|--------------------------------|---------|
| Description                            | Frontage | Depth       | Front  | Depth                 | Rate %Adj. Reason              | Value   |
| B 100' @ 3400/                         | 67.00    | 222.00      | 1.0574 | 0.8452                | 3400 100                       | 203,586 |
| A 100' @ 7000/                         | 13.00    | 222.00      | 1.0574 | 0.8452                | 7000 50 SURPLUS: ZONING 100 FT | 40,664  |
| 80 Actual Front Feet, 0.41 Total Acres |          |             |        |                       | Total Est. Land Value =        | 244,249 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size % Good | Cash Value |
|-----------------------------------------------------|-------|-------------|------------|
| Wood Frame                                          | 39.96 | 21 50       | 419        |
| Total Estimated Land Improvements True Cash Value = |       |             | 419        |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1973

(11) Heating System: Electric Baseboard  
 Ground Area = 787 SF Floor Area = 1180 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 787    |          |            |
|           |          |             | Total: | 141,074  | 90,269     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 929 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,060 |
| Water Well, 100 Feet | 1 | 5,847 | 3,742 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 458 | 7,003 | 4,482 |
| Treated Wood | 84  | 2,291 | 1,466 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,771 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,416 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 170,553 | 109,135 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 240,097

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-122-098-00 | = | 484,765 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 410.82

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 219,000                 | 219,000 | 219,000   | 107,043        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 23,400  | 0         | 2,890          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 242,400                 | 242,400 | 242,400   | 109,933        | 109,933     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-122-098-10   | 2026 Est. T.C.V.    | JACOB ED & ELSIE TRUST |
| Property Class: 401 |                     | 5728 S LAKE ST         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

2010 COMBINED INTERESTS - 122-098-11 - 100% INTEREST L265 P538 L520 P435/99  
 PARCEL B - PRT GOVT LOT 4 COM AT SW COR GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC &  
 C/L LAKE STREET NORTH 244.15 FT TO POB TH N 89 DEG 49' W 222.15 FT TH N 0 DEG  
 13' E 80.0 FT TH S 89 DEG 49' E 221.85 FT TO SD 1/4 LN TH ALG SD LN S 80.0 FT TO  
 POB SEC 22 T29N R14W.

2009 COMBINE FOR 2010 ROLL - 98-11

Land Value Estimates for Land Table 4120.4120 RESI

|                                        |          | * Factors * |        | >15000, ZONE R-1 |                                        |
|----------------------------------------|----------|-------------|--------|------------------|----------------------------------------|
| Description                            | Frontage | Depth       | Front  | Depth            | Rate %Adj. Reason Value                |
| B 100' @ 3400/                         | 67.00    | 221.85      | 1.0574 | 0.8451           | 3400 100 203,551                       |
| B 100' @ 3400/                         | 13.00    | 221.85      | 1.0574 | 0.8451           | 3400 50 SURPLUS: ZOINING 100 ft 19,748 |
| 80 Actual Front Feet, 0.41 Total Acres |          |             |        |                  | Total Est. Land Value = 223,299        |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1 100       | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |             | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF Floor Area = 1224 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 816  |          |            |
| Total:    |          |             |      | 146,483  | 95,201     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 492 | 8,915 | 5,795 |
|-----|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 175,583 | 114,117 |
|---------|---------|---------|

Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 251,057 |
|----------------------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-122-098-10 | = | 476,856 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 389.59

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 219,700                 | 219,700 | 219,700   | 84,387         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 18,700  | 0         | 2,278          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 238,400                 | 238,400 | 238,400   | 86,665         | 86,665      | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-122-098-20   | 2026 Est. T.C.V.    | WINOGRAD CAROL L REVOCABLE TRUST |
| Property Class: 401 |                     | 5716 S LAKE ST                   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L232 P919 L275 P445 L369 P130/93 L797 P852/04 PRT GOVT LOT 4 SEC 22 COM AT SW  
 COR GOVT LOT 3 GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC & C/L LAKE STREET NORTH  
 324.15 FT TO POB TH N 89 DEG 49' W 221.85 FT TH N 0 DEG 13' E 139.32 FT TO SHR  
 LN LK MICH TH ALG SD SHR N 65 DEG 54' E 242.09 FT TO SD 1/4 LN TH S 238.98 FT  
 ALG C/L LAKE ST TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason             | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------------------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 175.53 | 0.7992 | 0.7776 | 21000 | 100                | 1,305,175                         |
| LK MI "A"                               | 21000    | 100.00 | 175.53 | 0.7992 | 0.7776 | 21000 | 100                | 1,305,175                         |
| LK MI "A"                               | 21000    | 35.28  | 175.53 | 0.7992 | 0.7776 | 21000 | 50 SURPLUS: ZONING | 230,253                           |
| 235 Actual Front Feet, 0.95 Total Acres |          |        |        |        |        |       |                    | Total Est. Land Value = 2,840,603 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1979

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1852 SF Floor Area = 3241 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,852  |          |            |
|            |          |             | Total: | 552,120  | 386,484    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,280  |
| 3 Fixture Bath     | 3 | 30,826 | 21,578 |
| Separate Shower    | 1 | 3,123  | 2,186  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,208 |
| Water Well, 100 Feet | 1 | 6,941 | 4,859 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 49 | 3,069 | 2,148 |
|-----|----|-------|-------|

##### Deck

|                            |      |        |        |           |
|----------------------------|------|--------|--------|-----------|
| Pine w/Roof (Deck Portion) | 98   | 2,200  | 1,034  | *47% Good |
| Pine w/Roof (Roof portion) | 98   | 2,645  | 1,243  |           |
| Treated Wood               | 1381 | 19,845 | 13,891 |           |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,795 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 19,207 | 13,445 |
|------------------|---|--------|--------|

Totals: 656,094 458,151

Notes: 5716

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,237,008

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B Blt 1989

(11) Heating System: Forced Air w/ Ducts

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Ground Area = 299 SF Floor Area = 299 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 299  |          |            |
| Total:  |          |            |      | 59,322   | 41,525     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,280 |
|--------------------|---|-------|-------|

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 80 | 2,454 | 1,718 |
|--------------|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 910 | 48,385 | 33,869 |
| Common Wall: 1 Wall | 1   | -3,126 | -2,188 |
| Door Opener         | 2   | 1,504  | 1,053  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,795 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 118,646 | 83,052 |
|---------|---------|--------|

Notes: D.G.WITH LIVING

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 224,240

Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY Cls B Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = 995 SF Floor Area = 1781 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

## Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 995  |          |            |
| 1 Story    | Siding   | Overhang    | 40   |          |            |
| Total:     |          |             |      | 309,322  | 259,830    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,736 |
| 3 Fixture Bath     | 1 | 10,275 | 8,631 |
| 2 Fixture Bath     | 1 | 6,850  | 5,754 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 176 | 7,248 | 6,088 |
| CPP           | 136 | 4,016 | 3,373 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,754 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 347,818 | 292,166 |
|---------|---------|---------|

Notes: 2008 GUEST HOUSE

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 788,848

2026 Est. T.C.V. 006-122-098-20 = 5,095,699

Est. TCV/Total Floor Area = 957.66, Most recent sale 01/21/2004 for 0

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |        |  |
|---------------|------------|-----------|--------------|----------------|--------|--|
| 2,429,300     | 2,429,300  | 2,429,300 | 837,630      | 2.70           |        |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 118,500    | 0         | 0            | 22,616         | 0      |  |

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Parcel Number: 45-006-122-098-20Page: 3

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 2,547,800     | 2,547,800 | 2,547,800 | 860,246 | 860,246     | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-100-00   | 2026 Est. T.C.V.    | IHME PROPERTIES LLC  |
| Property Class: 401 |                     | 5990 S RAY ST        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1287P797 L301 P694 L307 P312 L375 P116/93 L688 P652&668/02 PRT GOVT LOT 4 SEC 22 & PRT NE 1/4 OF NW1/4 SEC 27 COM AT S 1/4 COR SEC 22 TH ALG S SEC LN N 88 DEG 45' 50" W 415 FT TO C/L M-22 FOR POB TH ALG SD C/L S 1 DEG 07' 40" E 43.00 FT TH N 88 DEG 45' 50" W 377.91 FT TH ALG ELY LN PLAT OF FOREST HAVEN N 1 DEG 13' 10" W 43.00 FT TH ALG SD PLAT LN N 0 DEG 07' 25" E 81 FT TH S 88 DEG 45' 50" E 376.20 FT TH ALG SD HWY C/L S 1 DEG 07' 40" E 81 FT TO POB SECS 22 & 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 376.00 | 0.9476 | 0.9642 | 3400 | 100   |                        | 310,669 |
| B 100' @ 3400/                          | 24.00    | 376.00 | 0.9476 | 0.9642 | 3400 | 50    | SURPLUS: ZONING 100 FT | 37,280  |
| 124 Actual Front Feet, 1.07 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 347,949 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 21.39    | 200  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Heat & Cool  
 Ground Area = 760 SF Floor Area = 760 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 760  |          |            |
| Total:  |          |             |      | 113,212  | 73,587     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 128,059 | 83,238 |
|---------|---------|--------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 183,124

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2020

Costs are taken from the Garages - Service/Repair Shed cost schedules.

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 18 Perimeter: 240

Base Rate for Upper Floors = 35.98

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.26 100%  
 Adjusted Square Foot Cost for Upper Floors = 41.24

Total Floor Area: 3,200 Base Cost New of Upper Floors = 131,968

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Reproduction/Replacement Cost = 131,968  
 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 126,689

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost<br>Col. | Rate | # or<br>SqFt | Height<br>Adj. | Stories<br>Adj. | Cost |
|------------------|--------------|------|--------------|----------------|-----------------|------|
| Total Cost New = |              |      |              |                |                 | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 0

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 190,034  
 Replacement Cost/Floor Area= 41.24      Est. TCV/Floor Area= 59.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 190,034

2026 Est. T.C.V. 006-122-100-00 = 722,607

Est. TCV/Total Floor Area = 182.48, Most recent sale 12/21/2016 for 179,335

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 343,600                 | 343,600 | 343,600 | 201,254      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 17,700  | 0       | 0            | 5,433          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 361,300                 | 361,300 | 361,300 | 206,687      | 206,687        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-122-100-10   | 2026 Est. T.C.V.    | MAY PAUL E & HURLIN KRISTIN J TRUST |
| Property Class: 401 |                     | 5964 S RAY ST                       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L256 P926 L317 P840-842 L377 P33/93 PRT GOVT LOT 4 COM AT S 1/4 COR SD SEC TH  
 ALG S SEC LN N 88 DEG 45' 50" W 414 FT TO C/L ST HWY M-22 TH ALG C/L N 1 DEG 07'  
 40" W 81 FT FOR POB TH N 88 DEG 45' 50" W 376.20 FT TH ALG ELY LN PLAT OF FOREST  
 HAVEN N 0 DEG 07' 25" E 150 FT TH S 88 DEG 45' 50" E 372.92 FT TH ALG C/L OF SD  
 HWY S 1 DEG 07' 40" E 150 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 260.00 | 0.9277 | 0.8793 | 3400 | 100   |                        | 277,343 |
| B 100' @ 3400/                          | 35.00    | 260.00 | 0.9277 | 0.8793 | 3400 | 50    | SURPLUS: ZONING 100 FT | 48,535  |
| 135 Actual Front Feet, 0.81 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 325,878 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 32.19 | 108  | 50     | 1,738      |
| Wood Frame                | 26.00 | 103  | 50     | 1,339      |
| Wood Frame                | 24.53 | 142  | 50     | 1,741      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 2    | 100    | 3,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,818      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1880

(11) Heating System: Forced Air w/ Ducts

Ground Area = 834 SF Floor Area = 1186 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 242    |          |            |
| 1 Story | Siding   | Basement   | 240    |          |            |
| 2 Story | Siding   | Basement   | 352    |          |            |
|         |          |            | Total: | 156,097  | 101,464    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 128 | 8,733  | 5,676 |
| CGEP (1 Story) | 176 | 10,859 | 7,058 |
| WPP            | 192 | 4,282  | 2,783 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 442 | 16,182 | 10,518 |
|-----------|-----|--------|--------|

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 960 | 38,822 | 25,234 |
| Storage Over Garage | 480 | 5,770  | 3,750  |
| No Concrete Floor   | 960 | -5,866 | -3,813 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,397 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 250,166 | 162,606 |
|---------|---------|---------|

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## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 357,733

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014  
 Description of Occupancy: 2015 2 STORY RETAIL-RES STYLE

Costs are taken from the Stores - Discount cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 2 Story Height: 10 Perimeter: 138

Base Rate for Upper Floors = 101.57

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 24.80 100%

Adjusted Square Foot Cost for Upper Floors = 126.37

Total Floor Area: 1,900 Base Cost New of Upper Floors = 240,103

Reproduction/Replacement Cost = 240,103

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 196,884

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 0

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA)1.500 =&gt; TCV of Bldg: 1 = 295,327

Replacement Cost/Floor Area= 126.37 Est. TCV/Floor Area= 155.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 295,327

2026 Est. T.C.V. 006-122-100-10 = 986,756

Est. TCV/Total Floor Area = 319.75

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 461,400                 | 461,400 | 461,400   | 215,823        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 32,000  | 0         | 5,827          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 493,400                 | 493,400 | 493,400   | 221,650        | 221,650     | 110,825 |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-122-101-00   | 2026 Est. T.C.V.    | AMIDON PAMELA J TRUST |
| Property Class: 401 |                     | 6734 W HARBOR HWY     |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L273 P859 L277 P228 L411 P536 L530 P871 PRT GOVT LOT 4 & 5 COM SW SEC COR TH N  
 335.20 FT TH N 78 DEG 31' 10" E ALG C/L ST HWY M-109 1249.36 FT FOR POB TH N  
 730.43 FT TO SHR LAKE MICHIGAN TH N 67 DEG 03' 55" E ALG SD SHR 108.59 FT TH S  
 ALG E LN GOVT LOT 5 752.61 FT TH WLY ALG C/L OF HWY M-109 ON ARC OF 1464.21 FT  
 RAD CVE TO L 23.75 FT CH IS S 78 DEG 59' 02"W 23.74 FT TH S 78 DEG 31' 10" W ALG  
 SD C/L 78.27 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000       | 98.48    | 811.64      | 0.9936 | 1.1403 | 21000      | 100   |              | 2,343,357 |
| 98 Actual Front Feet, | 1.84     | Total Acres |        |        | Total Est. |       | Land Value = | 2,343,357 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01     | 5000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2620 SF Floor Area = 5240 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 2,620  |          |            |
|         |          |             | Total: | 839,514  | 671,611    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 2 | 20,550 | 16,440 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 347 | 13,391 | 10,713 |
| CCP (1 Story) | 168 | 6,945  | 5,556  |
| CCP (1 Story) | 168 | 6,945  | 5,556  |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 114 | 6,928 | 5,542 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 956 | 59,148 | 47,318 |
| Storage Over Garage | 478 | 10,177 | 8,142  |
| Common Wall: 1 Wall | 1   | -3,126 | -2,501 |
| Door Opener         | 1   | 752    | 602    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,683 |
|------------------|---|-------|-------|

Totals: 993,887 795,110

Notes:

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ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 2,146,797

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2026 Est. T.C.V. 006-122-101-00 = 4,497,654

Est. TCV/Total Floor Area = 858.33, Most recent sale 12/06/1999 for 700,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,137,900     | 2,137,900      | 2,137,900 | 676,642      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 110,900        | 0         | 0            | 18,269         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,248,800     | 2,248,800      | 2,248,800 | 694,911      | 694,911        | 694,911 |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-122-101-05   | 2026 Est. T.C.V.    | ALLDREDGE WILLIAM T & BARBARA TRUST |
| Property Class: 401 |                     | 6764 W HARBOR HWY                   |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L1179P447 L310 P960/90 L310 P962/90 PARCEL A: PRT GOVT LOT 5 SEC 22 COM AT SW  
 COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1045.28 FT FOR POB TH N  
 686.46 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 108.59 FT TH S 708.44 FT  
 TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------|
| LK MI "A"                               | 21000    | 100.00 | 710.26 | 0.9746 | 1.1029 | 21000 | 100    | 2,257,296 |
| LK MI "A"                               | 21000    | 6.41   | 710.26 | 0.9746 | 1.1029 | 21000 | 50     | 72,312    |
| 106 Actual Front Feet, 1.74 Total Acres |          |        |        |        |        |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |        |       |        | 2,329,609 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 24.02     | 1500 | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.43      | 3000 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00  | 1    | 100    | 5,000      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 15,000     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY      Cls A      Blt 1990

(11) Heating System: Heat Pump

Ground Area = 2010 SF      Floor Area = 5027 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New  | Depr. Cost |
|-----------|----------|------------|--------|-----------|------------|
| 2.5 Story | Siding   | Basement   | 1,320  |           |            |
| 2.5 Story | Siding   | Slab       | 690    |           |            |
| 0.5 Story | Siding   | Overhang   | 4      |           |            |
|           |          |            | Total: | 1,193,905 | 895,426    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1320 | 46,886 | 35,164 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,022  |
| 3 Fixture Bath     | 1 | 12,693 | 9,520  |
| 2 Fixture Bath     | 2 | 16,924 | 12,693 |
| Separate Shower    | 1 | 3,640  | 2,730  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,615 | 4,961 |
| Water Well, 100 Feet | 1 | 7,582 | 5,686 |

#### Porches

|                |      |        |        |
|----------------|------|--------|--------|
| CGEP (1 Story) | 96   | 15,485 | 11,614 |
| WPP            | 93   | 4,753  | 3,565  |
| CCP (1 Story)  | 14   | 1,197  | 898    |
| WPP            | 1193 | 31,638 | 23,728 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 89 | 6,142 | 4,606 |
|--------------|----|-------|-------|

#### Garages

Class: A Exterior: Siding Foundation: 18 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 5,124 | 3,843 |
| Door Opener            | 2 | 1,692 | 1,269 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 9,671 | 7,253 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 1 | 13,397 | 10,048 |
|------------------|---|--------|--------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |           |           |
|---------|-----------|-----------|
| Totals: | 1,381,374 | 1,036,027 |
|---------|-----------|-----------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 2,797,273

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|                                                     |       |          |
|-----------------------------------------------------|-------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY | Cls A | Blt 2002 |
|-----------------------------------------------------|-------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1820 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

|            |          |            |        |          |            |
|------------|----------|------------|--------|----------|------------|
| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1.75 Story | Siding   | Basement   | 1,040  |          |            |
|            |          |            | Total: | 509,904  | 382,427    |

## Other Additions/Adjustments

## Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 360 | 20,293 | 15,220 |
|--------------|-----|--------|--------|

## Plumbing

|                    |   |         |        |
|--------------------|---|---------|--------|
| Average Fixture(s) | 1 | 4,029   | 3,022  |
| 3 Fixture Bath     | 1 | -12,693 | -9,520 |
| 2 Fixture Bath     | 1 | 8,462   | 6,346  |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 529,996 | 397,496 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,073,239

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-122-101-05 | = | 6,215,121 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 907.71, Most recent sale 05/15/1990 for 240,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,948,900               | 2,948,900 | 2,948,900 | 814,326        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 158,700   | 0         | 21,986         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 3,107,600               | 3,107,600 | 3,107,600 | 836,312        | 836,312     | 836,312 |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-101-10   | 2026 Est. T.C.V.    | FISK FAMILY TRUST    |
| Property Class: 401 |                     | 6750 W HARBOR HWY    |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L256 P428 L310 P958 L504 P690/99 L741 P73&90/03 PARCEL B: PRT GOVT LOT 5 SEC 22  
COM AT SW COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1147.32 FT FOR  
POB TH N 708.44 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICH 108.59 FT TH S 730.43  
FT TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|-------------------------|-----------|
| LK MI "A"                               | 21000    | 100.10 | 800.70 | 0.9896 | 1.1365 | 21000 | 100                     | 2,364,124 |
| 100 Actual Front Feet, 1.84 Total Acres |          |        |        |        |        |       | Total Est. Land Value = | 2,364,124 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 3400 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1692 SF Floor Area = 2482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.5 Story  | Siding   | Basement    | 1,468 |          |            |
| 1.25 Story | Siding   | Crawl Space | 224   |          |            |
|            |          | Total:      |       | 405,249  | 303,936    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 230 | 6,592 | 4,944 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 414 | 6,947 | 5,210 |
| Treated Wood | 234 | 4,797 | 3,598 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 37,331 | 27,998 |
| Storage Over Garage | 144 | 2,543  | 1,907  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 1   | 672    | 504    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Parcel Number: 45-006-122-101-10

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 Totals: 498,946 374,208

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,010,362

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 2026 Est. T.C.V. 006-122-101-10 = 3,381,986

Est. TCV/Total Floor Area = 1362.61, Most recent sale 07/15/2016 for 1,880,000

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,613,200     | 1,613,200 | 1,613,200      | 1,165,072    | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 77,800         | 0            | 0           | 31,456         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,691,000     | 1,691,000 | 1,691,000      | 1,196,528    | 1,196,528   | 1,196,528      |        |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-122-102-00   | 2026 Est. T.C.V.    | BOONE DOCKS INC      |
| Property Class: 202 |                     | 5902 S RAY ST        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L367 P650/93 L431 P98/96 PRT GOVT LOT 4 BEG 363.0 FT N & 462 FT N 88 DEG 58' W  
 OF S 1/4 COR TH N 88 DEG 58' W 330 FT TH N 132 FT TH S 88 DEG 58' E 330 FT TH S  
 132 FT TO POB EXC PRT COM S 1/4 COR TH N 88 DEG 45'50"W 414 FT TO C/L ST HWY  
 M-22 TH ALG SD C/L N 1 DEG 07'40"W 363 FT FOR POB TH N 88 DEG 45'50" W 133.74 FT  
 TH N 1 DEG 07'40" W 60 FT TH S 88 DEG 45'50" E 133.74 FT TH ALG C/L S 1 DEG  
 07'40" E 60FT TO POB SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

##### \* Factors \*

| Description                                                              | Frontage    | Depth  | Front      | Depth   | Rate | %Adj. | Reason                      | Value                           |
|--------------------------------------------------------------------------|-------------|--------|------------|---------|------|-------|-----------------------------|---------------------------------|
|                                                                          | 92.00       | 300.00 | 1.0000     | 0.0000  | 0    | 100*  |                             | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT |        | 27600 SqFt | 7.75000 | 100  |       | PARKING & SEWER-IRREG SHAPE | 213,900                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |            |         |      |       |                             |                                 |
| 92 Actual Front Feet, 0.63 Total Acres                                   |             |        |            |         |      |       |                             | Total Est. Land Value = 213,900 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size  | % Good | Cash Value               |
|-----------------------------------|------|-------|--------|--------------------------|
| D/W/P: Asphalt Paving             | 2.75 | 35535 | 50     | 48,860                   |
| Total Estimated Land Improvements |      |       |        | True Cash Value = 48,860 |

2026 Est. T.C.V. 006-122-102-00 = 262,760

Est. TCV/Total Floor Area = 105.87

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 131,000                 | 131,000 | 131,000   | 110,729        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 400     | 0         | 0              | 2,989       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 131,400                 | 131,400 | 131,400   | 113,718        | 113,718     | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-122-102-10   | 2026 Est. T.C.V.    | SMITH SPORTSMAN SHOP LLC |
| Property Class: 201 |                     | 5914 S RAY ST            |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L270 P927 L444 P278/97 L636 P742/02 L637 P437/02 L766 P12/03 PRT OF GOVT LOT 4  
 SEC 22 COM S 1/4 COR TH N 88 DEG 45'50" W 414.00 FT TO C/L ST HWY M-22 TH ALG SD  
 C/L N 1 DEG 07'40" W 363.00 FT FOR POB TH N 88 DEG 45'50" W 133.74 FT TH N 1 DEG  
 07'40" W 60.00 FT TH S 88 DEG 45'50" E 133.74 FT TH ALG SD C/L S 1 DEG 07'40" E  
 60.00 FT TO POB SEC 22 T29N R14W.

# Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front     | Depth    | Rate | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|-----------|----------|------|-------|--------|---------------------------------|
|                                                                          | 60.00        | 133.74 | 1.0000    | 0.0000   | 0    | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |        | 8015 SqFt | 14.75000 | 100  |       |        | 118,222                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |           |          |      |       |        |                                 |
| 60 Actual Front Feet, 0.18 Total Acres                                   |              |        |           |          |      |       |        | Total Est. Land Value = 118,222 |

2026 Est. T.C.V. 006-122-102-10 = 118,222

Est. TCV/Total Floor Area = 47.63, Most recent sale 09/24/2003 for 400,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 145,000       | 145,000    | 145,000 | 106,832      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 4,600      | 90,500  | 0            | 1,084          | 66,678  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 59,100        | 59,100     | 59,100  | 41,238       | 41,238         | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-122-103-00   | 2026 Est. T.C.V.    | THOMPSON STUART & DOROTHY ETAL |
| Property Class: 401 |                     | 5926 S RAY ST                  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L284 P13 L290 P966 L316 P377/90 L257 P908 PRT GOVT LOT 4 BEG 231 FT N OF & 462.0  
 FT N 88 DEG 58' W OF S 1/4 COR SEC 22 TH N 88 DEG 58' W 330 FT TH N 132.0 FT TH  
 S 88 DEG 58' E 330 FT TH S 132 FT TO BEG SEC 22 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| B 100' @ 3400/                          | 100.00   | 330.00 | 0.9329 | 0.9333 | 3400 | 100   |                        | 296,034                         |
| B 100' @ 3400/                          | 32.00    | 330.00 | 0.9329 | 0.9333 | 3400 | 50    | SURPLUS: ZONING 100 FT | 47,365                          |
| 132 Actual Front Feet, 1.00 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 343,399 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.22  | 1000 | 0      | 0          |
| D/W/P: Patio Blocks | 14.54 | 90   | 0      | 0          |
| Wood Frame          | 21.89 | 248  | 50     | 2,714      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,214      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1900

(11) Heating System: Heat Pump

Ground Area = 1511 SF Floor Area = 1889 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Mich Bsmnt. | 644    |          |            |
| 1.25 Story | Siding   | Crawl Space | 867    |          |            |
|            |          |             | Total: | 220,460  | 125,661    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 3 Fixture Bath     | 1 | 3,794 | 2,087 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 8,966 | 4,931 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 237 | 16,763 | 9,220 |
| WPP            | 277 | 4,817  | 2,649 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 89 | 2,310 | 1,270 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 2 | 4,297 | 2,363 |
|------------|---|-------|-------|

##### Carports

|          |     |       |       |
|----------|-----|-------|-------|
| Aluminum | 563 | 7,561 | 4,159 |
|----------|-----|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 277,634 152,697

Notes: INN

Parcel Number: 45-006-122-103-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 335,934

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 449 SF Floor Area = 449 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 449    |          |            |
|         |          |            | Total: | 50,610   | 27,836     |

## Other Additions/Adjustments

|                    |  |   |       |     |  |
|--------------------|--|---|-------|-----|--|
| Plumbing           |  |   |       |     |  |
| Average Fixture(s) |  | 1 | 1,209 | 665 |  |

|              |  |    |       |       |  |
|--------------|--|----|-------|-------|--|
| Deck         |  |    |       |       |  |
| Treated Wood |  | 95 | 2,389 | 1,314 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 1,934 | 1,064 |  |

|         |  |  |        |        |  |
|---------|--|--|--------|--------|--|
| Totals: |  |  | 56,142 | 30,879 |  |
|---------|--|--|--------|--------|--|

Notes: GRAMPAS

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 67,933

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988  
 Description of Occupancy: RETAIL SHOPE

Costs are taken from the Stores - Warehouse Discount cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 127  
 Overall Building Height: 8

Base Rate for Upper Floors = 67.92

(10) Heating system: Forced Air Furnace Cost/SqFt: 13.11 100%  
 Adjusted Square Foot Cost for Upper Floors = 81.03

|                       |                                 |        |
|-----------------------|---------------------------------|--------|
| Total Floor Area: 741 | Base Cost New of Upper Floors = | 60,044 |
|-----------------------|---------------------------------|--------|

|                                 |        |
|---------------------------------|--------|
| Reproduction/Replacement Cost = | 60,044 |
|---------------------------------|--------|

|                          |                                                                     |  |
|--------------------------|---------------------------------------------------------------------|--|
| Eff.Age:40               | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 |  |
| Total Depreciated Cost = | 21,015                                                              |  |

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 31,523  
 Replacement Cost/Floor Area= 81.03 Est. TCV/Floor Area= 42.54

|                                                                      |        |
|----------------------------------------------------------------------|--------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 31,523 |
|----------------------------------------------------------------------|--------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-122-103-00 | = | 784,003 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 254.63, Most recent sale 10/10/1990 for 125,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 365,000       | 365,000        | 365,000 | 158,611      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,000         | 0       | 0            | 4,282          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 392,000       | 392,000        | 392,000 | 162,893      | 162,893        | 151,490 |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-122-104-10   | 2026 Est. T.C.V.    | LEELANAU CENTER FOR EDUCATION |
| Property Class: 202 |                     | W HARBOR HWY                  |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L261 P52 (THIS PARCEL LOCATED IN SECTION 23) PRT OF NW 1/4 SEC 23 COM N 1/4 COR TH S 01 DEG 01' 10" W 677.03 FT TH S 89 DEG 14' 15" W 697.02 FT FOR POB TH CONT S 89 DEG 14' 15" W 126.81 FT TH S 44 DEG 43' 29" E 117.42 FT TO C/L HWY M-22 TH N 27 DEG 25' 55" E 95.89 FT TO POB SEC 23 T29N R14W 0.12 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description          | Frontage | Depth            | Front | Depth | Rate                    | %Adj.   | Reason | Value |  |
|----------------------|----------|------------------|-------|-------|-------------------------|---------|--------|-------|--|
| VILLAGE AR >10 ACRES | 50K/     | 0.12 Acres       | 50000 | 100   | CNR TRIANGLE SHAPE      | NON BLD |        | 6,000 |  |
|                      |          | 0.12 Total Acres |       |       | Total Est. Land Value = |         | 6,000  |       |  |

|                             |                |           |                |
|-----------------------------|----------------|-----------|----------------|
| 2026 Est. T.C.V.            | 006-122-104-10 | =         | 0              |
| Est. TCV/Total Floor Area = | 0.00           |           |                |
| 2025 Assessed               | MBOR           | S.E.V.    | Base for Cap   |
| 0                           | 0              | 0         | 0              |
|                             |                |           | IRM            |
|                             |                |           | 2.70           |
| 2026 New Eq. Adjustment     | Loss           | Additions | Tax Adjustment |
| 0                           | 0              | 0         | 0              |
| 2026 Assessed               | MBOR           | S.E.V.    | Capped         |
| 0                           | 0              | 0         | 0              |
|                             |                |           | ->Taxable<-    |
|                             |                |           | PRE/MBT        |
|                             |                |           | 0              |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-123-001-50   | 2026 Est. T.C.V.    | GIETZEN GEORGIA & JEFFREY |
| Property Class: 401 |                     | 5221 S FACULTY ROW        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L338 P4/92 L428 P878/96 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S 02  
 DEG 09' 35" W 1126.37 FT ALG N-S 1/4 LN SD SEC TO POB TH CONT S 02 09' 35" W  
 171.22 FT ALG N-S 1/4 LN SD SEC TH S 89 DEG 41' 53" W 290.25 FT TO POINT ON WLY  
 BANK CRYSTAL RIVER TH N 21 DEG 39' 56" E 186.34 FT TH S 89 DEG 31' 52" E 94.83  
 FT TO POINT ON ELY BANK CRYSTAL RIVER TH N 89 DEG 54' 48" E 133.09 FT TO POB  
 TOGETHER WITH & SUBJECT TO EASEMENT SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          |             |                         |                           |                         |
|-----------------------------------------|----------|-------------|-------------------------|---------------------------|-------------------------|
|                                         |          | * Factors * |                         | 3.73 COMBINED WITH 020-20 |                         |
| Description                             | Frontage | Depth       | Front                   | Depth                     | Rate %Adj. Reason Value |
| A 100' @ 7000/                          | 186.00   | 180.32      | 0.8563                  | 0.8024                    | 7000 100 894,585        |
| 186 Actual Front Feet, 0.77 Total Acres |          |             | Total Est. Land Value = |                           | 894,585                 |

#### Land Improvement Cost Estimates

|                                                     |          |      |        |            |
|-----------------------------------------------------|----------|------|--------|------------|
| Description                                         | Rate     | Size | % Good | Cash Value |
| Wood Frame                                          | 32.90    | 80   | 50     | 1,316      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,316      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970

(11) Heating System: Radiant (in-floor), Air Conditioning  
 Ground Area = 3597 SF Floor Area = 3597 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

|         |          |             |        |          |            |
|---------|----------|-------------|--------|----------|------------|
| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Crawl Space | 3,597  |          |            |
|         |          |             | Total: | 526,442  | 315,864    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 871   |
| 3 Fixture Bath     | 3 | 13,700 | 8,220 |
| Separate Shower    | 1 | 1,336  | 802   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| CCP (1 Story) | 27   | 971    | 583    |
| WPP           | 1701 | 26,961 | 16,177 |
| CPP           | 22   | 614    | 368    |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 86  | 2,322 | 1,393 |
| Treated Wood | 356 | 5,942 | 3,565 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 497 | 26,480 | 15,888 |
| Common Wall: 2 Wall | 1   | -5,280 | -3,168 |
| Door Opener         | 1   | 537    | 322    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 6,406 |
|------------------|---|--------|-------|

##### Local Cost Items



Parcel Number: 45-006-123-001-50

Page: 2

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 625,550 | 375,329 |
|---------|---------|---------|

Notes: REMODEL 1991 &amp; 1999 &amp; 2018 DWELLING AREA TO GARAGE

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 825,724

2026 Est. T.C.V. 006-123-001-50 = 1,726,625

Est. TCV/Total Floor Area = 480.02, Most recent sale 07/31/2017 for 405,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 665,800                 | 665,800 | 665,800   | 318,118        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 197,500 | 0         | 8,589          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 863,300                 | 863,300 | 863,300   | 326,707        | 326,707     | 326,707 |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-123-002-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W HARBOR HWY      |
| Map #: 37           | GLEN ARBOR TOWNSHIP | ,                 |

L184 P400/76 L213 P991/79 L179 P675/75 L189 P126/77 L192 P660 L184 P283/76 L208  
P635/79 NE 1/4 SEC 23 EXC PRT SW 1/4 OF NE 1/4 COM W 1/4 SEC COR TH S 87 DEG 45'  
E 3174 FT TO POB TH S 87 DEG 45' E 190 FT TH N 2 DEG 15' E 133 FT TH N 87 DEG  
45' W 127 FT TH S 27 DEG 46' W 147.8 FT TO POB SEC 23 T29N R14W 159.75 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage           | Depth | Front | Depth                                  | Rate      | %Adj. | Reason | Value |
|---------------------------|--------------------|-------|-------|----------------------------------------|-----------|-------|--------|-------|
| VILLAGE AR >10 ACRES 50K/ | 159.75 Acres       | 50000 | 25    | WETLANDS SIZE TOPOGRAPHY RVR RUNS THRU | 1,996,875 |       |        |       |
|                           | 159.75 Total Acres |       |       | Total Est. Land Value =                | 1,996,875 |       |        |       |

2026 Est. T.C.V. 006-123-002-00 = 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-123-004-00   | 2026 Est. T.C.V.    | MUSIL JOAN K           |
| Property Class: 401 |                     | 5384 W CRYSTAL VIEW RD |
| Map #: 37           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L214 P316 DC L409 P973/95 PRT SW 1/4 OF NE 1/4 COM W 1/4 SEC COR TH S 87 DEG 45' E 3174 FT TO POB TH S 87 DEG 45' E 190 FT TH N 2 DEG 15' E 133 FT TH N 87 DEG 45' W 127 FT TH S 27 DEG 46' W 147.8 FT TO POB SEC 23 T29N R14W .25 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| A 100' @ 7000/                          | 100.00   | 147.00 | 0.9036 | 0.7624 | 7000 | 100   |                        | 482,261                         |
| A 100' @ 7000/                          | 50.00    | 147.00 | 0.9036 | 0.7624 | 7000 | 50    | SURPLUS: ZONING 100 FT | 120,565                         |
| 150 Actual Front Feet, 0.51 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 602,826 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 828 SF Floor Area = 828 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 828  |          |            |
| Total:  |          |            |      | 86,396   | 47,530     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

#### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 32 | 3,160 | 1,738 |
|----------------|----|-------|-------|

#### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Common Wall: 1/2 Wall | 1   | -903  | -497  |
| Base Cost             | 200 | 7,844 | 4,314 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Totals: 108,586 59,734

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 131,415

2026 Est. T.C.V. 006-123-004-00 = 736,741

Est. TCV/Total Floor Area = 889.78

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 271,100       | 271,100    | 271,100 | 58,645       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 97,300     | 0       | 0            | 1,583          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 368,400       | 368,400    | 368,400 | 60,228       | 60,228         | 60,228  |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-123-009-00   | 2026 Est. T.C.V.    | LEELANAU CENTER FOR EDUCATION |
| Property Class: 201 |                     | 5233 S OLD HOMESTEAD RD       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

PRT NW 1/4 BEG N 1/4 COR SEC 23 TH S 02 DEG 09' 35" W 460.06 FT TO C/L W HARBOR HWY TH S 79 DEG 51' 34" W 192.39 FT TH S 70 DEG 05' 08" W 276.22 FT ALG C/L TH S 00 DEG 26' 49" W 85.61 FT TH N 89 DEG 37' 19" W 100 FT TH N 00 DEG 42' 53" W TO C/L ST HWY M-22 TH S 68 DEG 45' 23" W ALG C/L 106.17 FT M/L TH S 89 DEG 14' 15" W 561.49 FT TO E BANK RIVER TH ON RIVER N 19 DEG 56' 20" E 152.17 FT TH N 25 DEG 47' 30" E 198.23 FT TH N 5 DEG 13' 25" W 246.72 FT TH N 9 DEG 47' E TO N SEC LN TH S 88 DEG 57' 30" E TO POB EXC PRT COM N 1/4 COR TH S 00 DEG 27' E 460.60 FT TO C/L HWY M-22 TH S 0 DEG 59' 30" W 215.86 FT TH S 89 DEG 14' 15" W 1212.35 FT TO POB TH S 89 DEG 14' 15" W 46.16 FT TH N 19 DEG 56' 20" E 32.5 FT TH S 49 DEG 31' 07" E 46.11 FT TO POB SEC 23 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front        | Depth | Rate   | %Adj. | Reason                  | Value   |
|------------------|----------|-------|--------------|-------|--------|-------|-------------------------|---------|
| EXEMPT PARK LAND |          |       | 18.600 Acres |       | 10,000 | 100   |                         | 186,000 |
|                  |          | 18.60 | Total Acres  |       |        |       | Total Est. Land Value = | 186,000 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average  
Stories: 1 Story Height: 16 Perimeter: 296

Base Rate for Upper Floors = 29.74

Adjusted Square Foot Cost for Upper Floors = 29.74

Total Floor Area: 4,900 Base Cost New of Upper Floors = 145,726

Reproduction/Replacement Cost = 145,726

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 64,119

| Unit in Place Items | Rate  | Quantity | Arch | %Good | Depr.Cost |
|---------------------|-------|----------|------|-------|-----------|
| /CIMS/DOC/LOADLP    | 19.06 | 156      | 1.00 | 100   | 2,973     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 117,412  
Replacement Cost/Floor Area= 30.35 Est. TCV/Floor Area= 23.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 117,412

2026 Est. T.C.V. 006-123-009-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-009-05   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L652 P6/02 L755 P615/03 2002 SPLIT FROM 006-123-009-00 PRT OF NW 1/4 SEC 23 COM AT N 1/4 COR SD SEC TH S 01 DEG 01'10" W ALG N-S 1/4 LN 677.03 FT TH S 89 DEG 17'07" W 541.87 FT TO POB TH S 00 DEG 42'53" E 160.00 FT TH N 89 DEG 17'07" E 217.57 FT TH S 41 DEG 18'01" E 122.39 FT TH S 01 DEG 31'50" E (PREV REC AS S 00 DEG 22'08" E) 196.96 FT TH S 21 DEG 39'56" W 186.34 FT(TO N 1/8 LN SD SEC) TH S 88 DEG 28'10" W 695.61 FT M/L TO ELY R/W OF ST HW M-22 TH N 27 DEG 19'23" E ALG SD R/W 633.21 FT TH ALG SD R/W & ARC OF CURVE TO RIGHT CHORD=N 48 DEG 02'23" E 77.99 FT TH N 68 DEG 45'23" E 106.17 FT ALG SD R/W TH S 00 DEG 42'53" E 14.11 FT TO POB SEC 23 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| B 100' @ 3400/                          | 700.00   | 388.93 | 0.6148 | 0.9724 | 3400       | 100   |              | 1,422,813 |
| 700 Actual Front Feet, 6.25 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,422,813 |

|                             |                                               |        |              |
|-----------------------------|-----------------------------------------------|--------|--------------|
| 2026 Est. T.C.V.            | 006-123-009-05                                | =      | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 08/12/2003 for 230,000 |        |              |
| 2025 Assessed               | MBOR                                          | S.E.V. | Base for Cap |
| 0                           | 0                                             | 0      | 0            |
| 2026                        | New Eq. Adjustment                            | Loss   | Additions    |
| 0                           | 0                                             | 0      | 0            |
| 2026 Assessed               | MBOR                                          | S.E.V. | Capped       |
| 0                           | 0                                             | 0      | 0            |
|                             |                                               |        | ->Taxable<-  |
|                             |                                               |        | PRE/MBT      |
|                             |                                               |        | 0            |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-123-009-10   | 2026 Est. T.C.V.    | LEELANAU SCHOOLS & LIBRARY FOUNDATI |
| Property Class: 201 |                     | OLD HOMESTEAD RD                    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L 263 P 17 . PRT OF NE 1/4 OF NW 1/4 COM N 1/4 COR TH S 0 DEG 27' E 460.60 FT TO  
C/L HWY M-22 TH S 0 DEG 59' 30" W 215.86 FT TH S 89 DEG 14' 15" W 1212.35 FT FOR  
POB TH S 89 DEG 14' 15" W 46.16 FT TH N 19 DEG 56' 20" E 32.5 FT TH S 49 DEG 31'  
07" E 46.11 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|-------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 46.00    | 32.00 | 1.2143 | 0.5208 | 7000 | 100   |                         | 203,625 |
| 46 Actual Front Feet, 0.03 Total Acres |          |       |        |        |      |       | Total Est. Land Value = | 203,625 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| Wood Frame                        | 29.44 | 1440 | 50                | 21,197     |
| Total Estimated Land Improvements |       |      | True Cash Value = | 21,197     |

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-123-009-10  | =           | 0         |
| Est. TCv/Total Floor Area = 0.00 |             |           |
| 2025 Assessed                    | MBOR        | S.E.V.    |
| 0                                | 0           | 0         |
| Base for Cap                     | IRM         |           |
| 0                                | 2.70        |           |
| 2026 New Eq. Adjustment          | Loss        | Additions |
| 0                                | 0           | 0         |
| Tax Adjustment                   | Losses      |           |
| 0                                | 0           |           |
| 2026 Assessed                    | MBOR        | S.E.V.    |
| 0                                | 0           | 0         |
| Capped                           | ->Taxable<- | PRE/MBT   |
| 0                                | 0           | 0         |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-123-009-20   | 2026 Est. T.C.V.    | KARNER BARBARA R & ROBERT F TR |
| Property Class: 401 |                     | 5229 S FACULTY ROW             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L330 P507-508/91 L787 P167/04 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S 02 DEG 09' 35" W 826.59 FT ALG N-S 1/4 LN SD SEC TO POB TH CONT S 02 DEG 09' 35" W 149.89 FT ALG SD N-S 1/4 LN TH S 89 DEG 54' 48" W 234.77 FT TO POINT ON WLY BANK CRYSTAL RIVER TH N 00 DEG 22' 08" W 48.06 FT ALG WLY BANK CRYSTAL RIVER TH N 40 DEG 08' 19" W 122.39 FT ALG WLY BANK OF CRYSTAL RIVER TH N 87 DEG 32' 32" E 194.20 FT TO POINT ON ELY BANK OF CRYSTAL RIVER TH N 89 DEG 54' 48" E 125.61 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 149.89   | 250.00      | 0.9038 | 0.8707 | 7000       | 100   |              | 825,639 |
| 150 Actual Front Feet, | 0.86     | Total Acres |        |        | Total Est. |       | Land Value = | 825,639 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| D/W/P: Asphalt Paving                    | 3.16     | 200  | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 5,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970

(11) Heating System: Electric Baseboard  
 Ground Area = 1648 SF Floor Area = 1648 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,108 |          |            |
| 1 Story | Siding   | Basement    | 540   |          |            |
|         |          | Total:      |       | 257,817  | 193,341    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 80 | 2,985 | 2,239 |

|                |   |       |       |
|----------------|---|-------|-------|
| Plumbing       |   |       |       |
| 3 Fixture Bath | 1 | 4,567 | 3,425 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

|                |     |        |        |
|----------------|-----|--------|--------|
| Porches        |     |        |        |
| WGEP (1 Story) | 211 | 16,931 | 12,698 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 384 | 6,244 | 4,683 |
| Treated Wood | 64  | 1,991 | 1,493 |

#### Garages

|                                                          |     |        |        |
|----------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                | 360 | 21,262 | 15,946 |
| Common Wall: 1 Wall                                      | 1   | -2,640 | -1,980 |
| Door Opener                                              | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Parcel Number: 45-006-123-009-20

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## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 492 | 8,064 | 6,048 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 336,492 | 252,345 |
|---------|---------|---------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 555,159 |
|----------------------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-123-009-20 | = | 1,385,798 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 840.90, Most recent sale 10/03/1991 for 90,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 526,600                 | 526,600 | 526,600   | 144,390        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 166,300 | 0         | 3,898          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 692,900                 | 692,900 | 692,900   | 148,288        | 148,288     | 148,288 |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-123-009-30   | 2026 Est. T.C.V.    | HUESMANN L ROWELL REVOCABLE TRUST |
| Property Class: 401 |                     | 5311 S FACULTY ROW                |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L423 P805/96 L911 P977&996/06 PRT OF NE 1/4 OF NW 1/4 SEC 23 COM AT N 1/4 COR SD SEC TH S 02 DEG 09'35" W 676.70 FT ALG N-S 1/4 LN TO POB TH CONTINUING S 02 DEG 09'35" W 149.89 FT TH S 89 DEG 54'48" W 125.61 FT TH S 87 DEG 32'32" W 194.20 TH N 89 DEG 33'11" W 217.57 FT TH N 00 DEG 26'49" E 160.19 FT TH S 89 DEG 37'19" E 541.60 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 149.54   | 541.00      | 0.9043 | 1.0560 | 7000       | 100   |              | 999,644 |
| 150 Actual Front Feet, | 1.86     | Total Acres |        |        | Total Est. |       | Land Value = | 999,644 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| D/W/P: 3.5 Concrete                      | 7.73     | 96   | 0      | 0                       |
| D/W/P: Asphalt Paving                    | 3.68     | 1000 | 0      | 0                       |
| Wood Frame                               | 37.58    | 100  | 50     | 1,879                   |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 6,879 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1965

(11) Heating System: Electric Baseboard  
 Ground Area = 1852 SF Floor Area = 1852 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,438 |          |            |
| 1 Story | Siding   | Crawl Space | 363   |          |            |
| 1 Story | Siding   | Crawl Space | 51    |          |            |
|         |          | Total:      |       | 304,714  | 228,535    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 192 | 13,788 | 10,341 |
| CCP (1 Story)  | 23  | 1,389  | 1,042  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 168 | 3,846 | 2,884 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,188 |
|------------------|---|-------|-------|

Totals: 362,253 271,689

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 597,716

2026 Est. T.C.V. 006-123-009-30 = 1,604,239  
 Est. TCV/Total Floor Area = 866.22, Most recent sale 08/18/2006 for 0

Parcel Number: 45-006-123-009-30

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 607,100  | 607,100        | 607,100 | 251,173      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 195,000        | 0       | 0            | 6,781          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 802,100  | 802,100        | 802,100 | 257,954      | 257,954        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-009-40   | 2026 Est. T.C.V.    | ZAMBON TRUST         |
| Property Class: 401 |                     | 5405 S FACULTY ROW   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1360P350 ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 02°09'35" WEST, 460.06 FEET ALONG THE NORTH-SOUTH QUARTER LINE TO THE CENTERLINE OF STATE HIGHWAY M-22 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°09'35" WEST, 216.64 FEET; THENCE NORTH 89°37'19" WEST, 441.60 FEET; THENCE NORTH 00°26'49" EAST, 85.61 FEET TO THE CENTERLINE OF SAID HIGHWAY M-22; THENCE NORTH 70°05'08" EAST, 276.22 FEET ALONG SAID CENTERLINE TO THE PC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE (CHORD=NORTH 79°51'31" EAST, 192.39 FEET, DELTA=19°32'46", RADIUS=566.70 FEET) A DISTANCE OF 193.33 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 33 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, LYING WESTERLY OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 02°09'35" WEST, 460.06 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 23 TO THE CENTERLINE OF STATE HIGHWAY M-22 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°09'35" WEST, 837.53 FEET TO THE POINT OF ENDING. FORMERLY ABV AS L429 P286/96 PRT OF NE 1/4 OF NW 1/4 SEC 23 COM AT N 1/4 COR SD SEC TH S 02 DEG 09' 35" W 460.06 FT ALG N-S 1/4 LN TO C/L OF M-22 & POB TH CONT S 02 DEG 09' 35" W 216.64 FT TH N 89 DEG 37' 19" W 441.60 FT TH N 00 DEG 26' 49" E 85.61 FT TO C/L OF M-22TH N 70 DEG 05' 08" E 276.22 FT ALG SD C/L TO CURVE TO SE TH ALG ARC OF CURVE CH-N 79 DEG 51' 31" E 192.39 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/                          | 100.00   | 440.00 | 1.0000 | 1.0029 | 7000       | 100   |              | 702,003 |
| 100 Actual Front Feet, 1.01 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 702,003 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 40.30    | 88   | 50     | 1,773      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 95     | 1,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,198      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1969

(11) Heating System: Forced Hot Water  
 Ground Area = 1064 SF Floor Area = 1838 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,032 |          |            |
| 1 Story    | Siding   | Piers       | 32    |          |            |
|            |          | Total:      |       | 282,945  | 254,650    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 45 | 2,063 | 1,857 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,987 |
| Water Well, 100 Feet | 1 | 6,514 | 5,863 |

Parcel Number: 45-006-123-009-40

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## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 153 | 18,466 | 16,619 |
| WCP (1 Story)  | 57  | 4,637  | 4,173  |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 392 | 6,703 | 6,033 |
|--------------|-----|-------|-------|

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 32 | 1,747 | 1,572 |
|--------------|----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 7,952 | 7,157 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 7,645 |
| 2nd on Same Stack | 1 | 5,406 | 4,865 |

Totals: 363,821 327,437

Notes: 2003 INTERIOR WORK

1997 ADDITIONS 2ND FLOOR WITH KITCHEN &amp; SMALL LOFT

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 720,362

2026 Est. T.C.V. 006-123-009-40 = 1,425,563

Est. TCV/Total Floor Area = 775.61, Most recent sale 07/03/2024 for 1,265,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 547,900       | 547,900        | 547,900 | 547,900      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 164,900        | 0       | 0            | 14,793         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 712,800       | 712,800        | 712,800 | 562,693      | 562,693        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-123-009-50   | 2026 Est. T.C.V.    | LITTLE BEAR LANDING LLC |
| Property Class: 401 |                     | 5225 S FACULTY ROW      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L646 P825/02 L648 P763/02 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S  
 02 DEG 09'35" W 976.48 FT TO POB TH CONT ALG N-S 1/4 LN S 02 DEG 09'35" W 149.89  
 FT TH S 89 DEG 54' 48" W 133.09 FT TH S 89 DEG 31'52" W 95.08 FT TH N 00 DEG  
 22'08" W 148.90 FT TH N 89 DEG 54'48" E 234.77 FT TO POB SUBJECT TO & TOGETHER  
 WITH EASEMENT UND 1/2 INT - WILLIAM C ANDERSON TRUST UND 1/2 INT - VICKI A  
 ANDERSON TRUST SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                  | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|-------------------------|---------|
| A 100' @ 7000/         | 100.00   | 228.00      | 0.9051 | 0.8509 | 7000       | 100   |                         | 539,092 |
| A 100' @ 7000/         | 49.00    | 228.00      | 0.9051 | 0.8509 | 7000       | 50    | SURPLUS: ZOINING 100 ft | 132,078 |
| 149 Actual Front Feet, | 0.78     | Total Acres |        |        | Total Est. |       | Land Value =            | 671,170 |

#### Land Improvement Cost Estimates

| Description                  | Rate  | Size | % Good | Cash Value |
|------------------------------|-------|------|--------|------------|
| Retaining Wall: Block, 6 in. | 20.96 | 200  | 50     | 2,096      |
| Retaining Wall: Block, 6 in. | 20.96 | 49   | 50     | 513        |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 7,609 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1760 SF Floor Area = 2662 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,760 |          |            |
| 0.5 Story | Siding   | Overhang    | 21    |          |            |
| 0.5 Story | Siding   | Overhang    | 22    |          |            |
|           |          | Total:      |       | 387,802  | 290,851    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 229 | 19,518 | 14,638 |
| WCP (1 Story)  | 46  | 3,968  | 2,976  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 560 | 36,596 | 27,447 |
| Storage Over Garage | 280 | 4,945  | 3,709  |
| Door Opener         | 2   | 1,343  | 1,007  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

Totals: 485,334 363,999

Notes: RESIDENCE

Parcel Number: 45-006-123-009-50

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 800,798

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 274 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 0.5 Story | Siding   | Overhang   | 549    |          |            |
|           |          |            | Total: | 24,063   | 18,047     |

## Other Additions/Adjustments

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Exterior     |  |  |     |       |       |
| Stone Veneer |  |  | 160 | 7,334 | 5,500 |

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,602 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 732 | 44,235 | 33,176 |
| Door Opener | 2   | 1,343  | 1,007  |

|         |        |        |
|---------|--------|--------|
| Totals: | 79,111 | 59,332 |
|---------|--------|--------|

Notes: D.G. W/ DWELLING ABOVE

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 130,530

2026 Est. T.C.V. 006-123-009-50 = 1,610,107

Est. TCV/Total Floor Area = 548.40, Most recent sale 11/20/2025 for 1,800,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 632,900       | 632,900        | 632,900 | 166,983      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 172,200        | 0       | 0            | 638,117        | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 805,100       | 805,100        | 805,100 | 171,491      | 805,100        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-123-010-00   | 2026 Est. T.C.V.    | MILL GLEN ARBOR LLC THE |
| Property Class: 201 |                     | 5454 W HARBOR HWY       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

DC 312/138 L312 P139/90 LAND IN SW 1/4 OF NW 1/4 COM AT W 1/4 POST TH N 89 DEG 49' 20" E ALG E-W 1/4 LN & C/L BAY LANE 619.88 FT TO C/L ST HWY M-22 TH N 34 DEG 46' E 231.10 FT TO POB TH CONT N 34 DEG 46' E ALG M-22 C/L 465.34 FT TH N 55 DEG 00' W 97.86 FT TO MAIN CENTER THREAD OF CRYSTAL RIVER ALG SD MAIN CENTER THREAD S 41 DEG 20' W 193.61 FT N 55 DEG 00' W 95.0 FT TH N 15 DEG 00' W 155.0 FT TH S 35 DEG 00' W 476 FT TH S 69 DEG 00' E 338.0 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \* 338' X 347.964

| Description                              | Frontage    | Depth | Front      | Depth   | Rate | %Adj. | Reason             | Value   |
|------------------------------------------|-------------|-------|------------|---------|------|-------|--------------------|---------|
| 2000 COMM                                | \$3.75/PSF  |       | 30000 SqFt | 3.75000 | 100  |       | RIVER RUNS THROUGH | 112,500 |
| 2000 COMM                                | \$1.30/SQFT |       | 87612 SqFt | 1.30000 | 100  |       | RIVER RUNS THROUGH | 113,896 |
| 2.70 Total Acres Total Est. Land Value = |             |       |            |         |      |       |                    | 226,396 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.22 | 4500 | 50     | 4,995      |
| D/W/P: 3.5 Concrete                                 | 6.28 | 138  | 50     | 433        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,428      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1934

(11) Heating System: Forced Air w/ Ducts

Ground Area = 728 SF Floor Area = 1044 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/70/100/100/42

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 632  |          |            |
| 1 Story   | Siding   | Basement   | 96   |          |            |
| Total:    |          |            |      | 133,721  | 56,163     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 508   |
| 2 Fixture Bath     | 1 | 2,552 | 1,072 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 1,879 |
| Water Well, 100 Feet | 1 | 5,522 | 2,319 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 72 | 5,795 | 2,434 |
|----------------|----|-------|-------|

##### Garages

|                                                             |      |        |        |
|-------------------------------------------------------------|------|--------|--------|
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                   | 406  | 15,262 | 6,410  |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                   | 1193 | 34,370 | 14,435 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 812 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 2 | 11,752 | 4,936 |
|------------------|---|--------|-------|

Totals: 216,590 90,968

#### Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 181,936

2026 Est. T.C.V. 006-123-010-00 = 413,760

Est. TCV/Total Floor Area = 396.32, Most recent sale 08/31/2021 for 420,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-123-010-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 190,600  | 190,600        | 190,600 | 147,198   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 16,300         | 0       | 0         | 3,974          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 206,900  | 206,900        | 206,900 | 151,172   | 151,172        | 0       |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-123-012-00   | 2026 Est. T.C.V.    | GLEN ARBOR HOME TRUST |
| Property Class: 401 |                     | 5972 W BAY LN         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L231 P849 L533 P539/00 PRT OF S 1/2 OF NW 1/4 COM AT W 1/4 POST TH N 165 FT TO  
POB TH N 165 FT TH E 264 FT TH S 165 FT TH W 264 FT TO POB SEC 23 T29N R14W 1 A  
M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| B 100' @ 3400/                          | 100.00   | 264.00 | 0.8823 | 0.8826 | 3400 | 100   |                        | 264,781                         |
| B 100' @ 3400/                          | 65.00    | 264.00 | 0.8823 | 0.8826 | 3400 | 50    | SURPLUS: ZONING 100 FT | 86,054                          |
| 165 Actual Front Feet, 1.00 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 350,835 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Vnyl, 2 Rail                               | 22.04    | 40   | 50     | 441        |
| D/W/P: Asphalt Paving                               | 4.01     | 1248 | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 8.38     | 155  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,941      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1909 SF Floor Area = 2864 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,909 |          |            |
| Total:    |          |             |       | 521,473  | 427,607    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,671 |
| 3 Fixture Bath     | 1 | 10,275 | 8,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,929 |
| Water Well, 100 Feet | 1 | 6,941 | 5,692 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 224 | 13,635 | 11,181 |
| WSEP (1 Story) | 272 | 20,479 | 16,793 |
| WCP (1 Story)  | 293 | 15,755 | 12,919 |
| CPP            | 25  | 934    | 766    |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 768 | 54,152 | 44,405 |
| Storage Over Garage | 576 | 12,263 | 10,056 |
| Door Opener         | 2   | 1,504  | 1,233  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,617 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 5,433 | 4,455 |
|----------------|---|-------|-------|

Totals: 678,962 556,749

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,224,848

Parcel Number: 45-006-123-012-00

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2026 Est. T.C.V. 006-123-012-00 = 1,583,624  
 Est. TCV/Total Floor Area = 552.94, Most recent sale 07/03/2019 for 829,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 689,800       | 689,800        | 689,800 | 455,770      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 102,000        | 0       | 0            | 12,305         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 791,800       | 791,800        | 791,800 | 468,075      | 468,075        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-123-013-00   | 2026 Est. T.C.V.    | ENSRUD EARL R REVOCABLE TRUST |
| Property Class: 401 |                     | 5938 W BAY LN                 |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L1172P100 A part of the Southwest Quarter of the Northwest Quarter of Section Twenty-three (23), Township Twenty-nine (29) North, Range Fourteen (14) West, more fully described as follows: Commencing at the quarter post of the West side of the said Section 23, Township 29 North, Range 14 West; thence North ten (10) rods; thence East parallel with the Section line, sixteen (16) rods; thence South ten (10) rods; thence West sixteen (16) rods to the place of beginning, subject to public highway rights, situated in the County of Leelanau, State of Michigan.

L369 P690-695/93 PRT OF SW 1/4 OF NW 1/4 COM AT W 1/4 POST TH N 165 FT TH E 264 FT TH S 165 FT TH W 264 FT TO POB SEC 23 T29N R14W 1 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| C 100' @ 2000/         | 100.00   | 313.38      | 0.9210 | 0.9213 | 2000       | 100   |                        | 169,696 |
| C 100' @ 2000/         | 39.00    | 313.38      | 0.9210 | 0.9213 | 2000       | 50    | SURPLUS: ZONING 100 FT | 33,091  |
| 139 Actual Front Feet, | 1.00     | Total Acres |        |        | Total Est. |       | Land Value =           | 202,787 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71  | 140  | 0      | 0          |
| Wood Frame          | 25.28 | 196  | 50     | 2,477      |
| Wood Frame          | 35.02 | 68   | 50     | 1,190      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,167      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C -5 Blt 1910

(11) Heating System: Electric Baseboard

Ground Area = 912 SF Floor Area = 1482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/90/100/100/54

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 2 Story   | Siding   | Crawl Space | 504  |          |            |
| 1.5 Story | Siding   | Crawl Space | 132  |          |            |
| 1 Story   | Siding   | Crawl Space | 144  |          |            |
| 1 Story   | Siding   | Crawl Space | 132  |          |            |
|           |          | Total:      |      | 177,588  | 95,904     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 784   |
| 3 Fixture Bath     | 1 | 4,567 | 2,466 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,582 |
| Water Well, 100 Feet | 1 | 5,847 | 3,157 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 72  | 2,103 | 1,136 |
| Treated Wood | 180 | 3,794 | 2,049 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,494 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 3,590 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 209,548 | 113,162 |
|---------|---------|---------|

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 248,956

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|                                    |         |         |              |                |         |
|------------------------------------|---------|---------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-123-013-00    |         |         |              | =              | 456,910 |
| Est. TCV/Total Floor Area = 308.31 |         |         |              |                |         |
| 2025 Assessed                      | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 207,000                            | 207,000 | 207,000 | 94,230       | 2.70           |         |
| 2026 New Eq. Adjustment            |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                                  | 21,500  | 0       | 0            | 2,544          | 0       |
| 2026 Assessed                      | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 228,500                            | 228,500 | 228,500 | 96,774       | 96,774         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-123-014-00   | 2026 Est. T.C.V.    | STEWART VICKI L LIVING TRUST |
| Property Class: 402 |                     | W RIVER RD                   |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

PT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC 23 TH SEC S 01 DEG 21'30" W  
 350.3 FT TO POB TH S 47 DEG 09'25" E 228.51 FT TO C/L HARBOR HWY (A/K/A HWY  
 M-22) TH ALG SD C/L S 42 DEG 55'00" W 109.96 FT TH N 47 DEG 05'51" W 130.84 FT  
 TH N 01 DEG 21'30" E TO POB SEC 23 T29N R14W 0.77 A M/L  
 FORMERLY DESCRIPTION COMBINED WITH 122-040-11 L342 P558/92 L368 P562/93 L389  
 P562/94 L854 P855/05 PRT NE 1/4 OF SE 1/4 SEC 22 & PRT NW 1/4 OF SW 1/4 SEC 23  
 COM E 1/4 COR SD SEC 22 TH ALG E LN SD SEC S 01 DEG 21' 30" W 312.29 FT TO POB  
 TH CONT ALG SD LN S 01 DEG 21' 30" W 38.01 FT TH S 47 DEG 09' 25" E 228.51 FT TO  
 C/L ST HWY M-22 TH ALG SD C/L S 42 DEG 55' 00" W 109.96 FT TH N 47 DEG 05' 51" W  
 264.45 FT TH N 01 DEG 21' 30" E 96.23 FT TH S 88 DEG 38' 30" E 100 FT TO POB  
 .77 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |       |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|-------|
| E 100' @ 800/                           | 100.00   | 307.57 | 0.9673 | 0.8857 | 800  | 100   |                         | 68,543 |       |
| E 100' @ 800/                           | 9.96     | 307.57 | 0.9673 | 0.8857 | 800  | 50    | SURPLUS: ZONING 100 FT  |        | 3,413 |
| 110 Actual Front Feet, 0.78 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 71,957 |       |

2026 Est. T.C.V. 006-123-014-00 = 71,957

Est. TCV/Total Floor Area = 48.55, Most recent sale 05/17/2005 for 150,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 44,700                  | 44,700 | 44,700    | 16,851         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -8,700 | 0         | 454            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 36,000                  | 36,000 | 36,000    | 17,305         | 17,305      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-014-05   | 2026 Est. T.C.V.    | JACKSON PAULETTE M   |
| Property Class: 401 |                     | 5572 W RIVER RD      |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L389 P564/94 L827 P459/04 PRT NW 1/4 OF SW 1/4 SEC 23 COM AT W 1/4 COR SD SEC TH ALG W LN SD SEC S 01 DEG 21' 30" W 201.48 FT TO POB TH CONT S 01 DEG 21' 30" W 147.98 FT TH S 47 DEG 09' 25" E 228.51 FT TO C/L ST HWY M-22 TH ALG SD C/L N 42 DEG 55' 00" E 100 FT TH N 47 DEG 09' 25" W 183.75 FT TH N 43 DEG 19' 25" E 141.09 FT TH N 89 DEG 16' 15" W 194.29 FT TO POB SEC 23 T29N R14W .9 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | LSHAPED |                         |              |
|-----------------------------------------|----------|-------------|--------|---------|-------------------------|--------------|
| Description                             | Frontage | Depth       | Front  | Depth   | Rate %Adj.              | Reason Value |
| B 100' @ 3400/                          | 100.00   | 387.68      | 1.0000 | 0.9716  | 3400 100                | 330,351      |
| 100 Actual Front Feet, 0.89 Total Acres |          |             |        |         | Total Est. Land Value = | 330,351      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool  
 Ground Area = 958 SF Floor Area = 1529 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 958    |          |            |
| 1 Story   | Siding   | Overhang    | 92     |          |            |
|           |          |             | Total: | 210,457  | 189,411    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 8,553 |
| Water Well, 50 Feet | 1 | 3,410 | 3,069 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 200 | 8,652 | 7,787 |
| WSEP (1 Story) | 141 | 8,422 | 7,580 |
| WPP            | 26  | 1,525 | 1,372 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 49 | 1,712 | 1,541 |
|--------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 577 | 29,381 | 26,443 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,376 |
| Door Opener         | 1   | 537    | 483    |

Totals: 275,466 247,919

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 545,422

2026 Est. T.C.V. 006-123-014-05 = 875,773

Est. TCV/Total Floor Area = 572.78, Most recent sale 10/08/2004 for 118,500

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 395,800       | 395,800        | 395,800 | 209,257      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 42,100         | 0       | 0            | 5,649          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 437,900       | 437,900        | 437,900 | 214,906      | 214,906        | 214,906 |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-014-06   | 2026 Est. T.C.V.    | STEWART DANIEL E & VICKI L |
| Property Class: 402 |                     | W EGELER RD                |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L389 P563/94 PRT NW 1/4 OF SW 1/4 COM W 1/4 COR SD SEC TH ALG W LN SD SEC S 01  
 DEG 21' 30" W 497.22 FT TO POB TH CONT ALG SAME LN S 01 DEG 21' 30" W 196.72 FT  
 TO C/L ST HWY M-22 TH ALG SD C/LN43 DEG 03'02" EAST (N 42 DEG 55' 00" E  
 RECORDED) 147.23 FT TH N 47 DEG 05' 51" W 130.84FT TO POB SEC 23 T29N R14W.  
 .22 A M/L.

FORMERLY (2023 AND PRIOR YEARS) FULLY ASSESSED ON 122-040-10

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| E 100' @ 800/          | 87.23    | 147.23      | 1.0490 | 0.6844 | 800        | 100   |              | 50,100 |
| 131 Actual Front Feet, | 0.22     | Total Acres |        |        | Total Est. |       | Land Value = | 50,100 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-123-014-06 | = | 50,100 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 32.77

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 32,700                  | 32,700 | 32,700 | 5,449        | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -7,600 | 0      | 0            | 147            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 25,100                  | 25,100 | 25,100 | 5,596        | 5,596          | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-123-014-10   | 2026 Est. T.C.V.    | HOLTROP PAUL C & TERESA G |
| Property Class: 401 |                     | 5927 W BAY LN             |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L275 P929/87 L675 P265/02 PRT NW 1/4 OF SW 1/4 COR TH S 89 DEG 16'15"  
 E 214.50 FT TH S 00 DEG 54'15" W 142.46 FT TH N 88 DEG 48'45" E 33.29 FT TH S 43  
 DEG 19'25" W 81.66 FT TH N 89 DEG 16'15" W 194.29 FT TO W SEC LN TH N 01 DEG  
 21'30" E 201.48 FT TO POB SEC 23 T29N R14W. 1.00 ACRES.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 203.08 | 0.8263 | 0.8266 | 2000 | 100   |                          | 136,605 |
| C 100' @ 2000/                          | 114.50   | 203.08 | 0.8263 | 0.8266 | 2000 | 50    | SURPLUS: ZONING WETLANDS | 78,206  |
| 215 Actual Front Feet, 1.00 Total Acres |          |        |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                          | 214,811 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71  | 653  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71  | 79   | 0      | 0          |
| Wood Frame                                          | 24.85 | 225  | 50     | 2,795      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,795      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2017

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1520 SF Floor Area = 1520 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,520  |          |            |
|         |          |             | Total: | 215,633  | 204,873    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 4,543 |
| Water Well, 50 Feet | 1 | 3,410 | 3,239 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 107 | 5,422 | 5,151 |
| WPP           | 191 | 4,804 | 4,564 |
| WPP           | 204 | 4,959 | 4,711 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 609 | 30,499 | 28,974 |
| Common Wall: 1.5 Wall | 1   | -3,960 | -3,762 |
| Door Opener           | 1   | 537    | 510    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,463 |
|----------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 277,465 | 263,613 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 579,949



Parcel Number: 45-006-123-014-10

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2026 Est. T.C.V. 006-123-014-10 = 797,555  
 Est. TCV/Total Floor Area = 524.71, Most recent sale 10/12/2007 for 0

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 348,300       | 348,300 | 348,300 | 239,194      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 50,500         | 0    | 0         | 6,458          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 398,800       | 398,800 | 398,800 | 245,652 | 245,652     | 245,652 |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-123-017-00   | 2026 Est. T.C.V.    | HEGGEN & THARP & LONGYEAR TRUSTS |
| Property Class: 402 |                     | W BAY LN                         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

PRT S 1/2 OF NW 1/4 COM W 1/4 SEC COR THN 330 FT FOR POB TH E 264 FT TH S 330 FT  
TO C/L BAY LANE TH E 33 FT ALG C/L BAY LANE TH N 0 DEG 02' E 1312.29 FT M/L TO N  
LN OF SW 1/4 OF NW 1/4 TH W TO W SEC LN TH S ALG W SEC LN 1006.45 FT TO POB SEC  
23 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 297.00   | 1044.27 | 0.7617 | 1.2447 | 3400 | 100   |                         | 957,474 |
| 297 Actual Front Feet, 7.12 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 957,474 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-123-017-00 | = | 957,474 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 629.92

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 492,800                 | 492,800 | 492,800 | 181,377      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -14,100 | 0       | 0            | 4,897          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 478,700                 | 478,700 | 478,700 | 186,274      | 186,274        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-017-20   | 2026 Est. T.C.V.    | LONGYEAR HOWARD W & LEAH A |
| Property Class: 402 |                     | W BAY LN                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L267 P727 L456 P317-318/97 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN SD SEC N 89 DEG 49' 20" E 297 FT TO E LN PRIVATE EASEMENT TH N 00 DEG 17' 57" E 1080.86 FT TO POB TH CONT N 00 DEG 17' 57" E 130.10 FT TH N 88 DEG 51' 09" E 627.24 FT TO SHR OF W BANK CRYSTAL RIVER TH ALG SD SHR S 29 DEG 08' 48" W 27.02 FT TH S 29 DEG 08' 48" W 37.51 FT ALG SD SHR TH S 34 DEG 30' 17" W 94.87 FT TH S 89 DEG 08' 31" W 542.68 FT TO POB TOGETHER WITH EASEMENT SEC 23 T29N R14W 1.82 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| B 100' @ 3400/         | 100.00   | 584.00      | 0.9365 | 1.0764 | 3400       | 100   |                        | 342,747 |
| E 100' @ 800/          | 30.00    | 584.00      | 0.9123 | 1.1086 | 800        | 50    | SURPLUS: ZONING 100 FT | 12,136  |
| 130 Actual Front Feet, | 1.74     | Total Acres |        |        | Total Est. |       | Land Value =           | 354,883 |

2026 Est. T.C.V. 006-123-017-20 = 354,883

Est. TCV/Total Floor Area = 233.48

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 183,600                 | 183,600 | 183,600   | 37,434         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -6,200  | 0         | 0              | 1,010       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 177,400                 | 177,400 | 177,400   | 38,444         | 38,444      | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-123-017-30   | 2026 Est. T.C.V.    | THARP ALLAN A REVOCABLE TRUST |
| Property Class: 402 |                     | W BAY LN                      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L267 P731 L841 P981/05 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN  
SD SEC N 89 DEG 49' 20" E 297 FT TO E LN PRIVATE EASEMENT TH N 00 DEG 17' 57" E  
1210.96 FT TO POB TH CONT N 00 DEG 17' 57" E 130.09 FT TH N 88 DEG 33' 48" E  
702.01 FT TO SHR OF W BANK CRYSTAL RIVER TH ALG SD SHR S 29 DEG 08' 48" W 154.71  
FT TH S 88 DEG 51' 09" W 627.24 FT TO POB TOGETHER WITH EASEMENT SEC 23 T29N  
R14W 2.05 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| B 100' @ 3400/         | 100.00   | 664.00      | 0.9210 | 1.1115 | 3400       | 100   |                        | 348,053 |
| E 100' @ 800/          | 39.00    | 664.00      | 0.8911 | 1.1595 | 800        | 50    | SURPLUS: ZONING 100 FT | 16,120  |
| 139 Actual Front Feet, | 2.12     | Total Acres |        |        | Total Est. |       | Land Value =           | 364,172 |

2026 Est. T.C.V. 006-123-017-30 = 364,172

Est. TCV/Total Floor Area = 239.59

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 188,600                 | 188,600 | 188,600   | 37,434         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | -6,500  | 0         | 1,010          | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 182,100                 | 182,100 | 182,100   | 38,444         | 38,444      |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-123-017-40   | 2026 Est. T.C.V.    | CRYSTAL CABIN RETREAT LLC |
| Property Class: 401 |                     | 5900 W BAY LN             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L267 P729 L397 P132-133 L456 P315-316/97 PRT NW 1/4 SEC 23 COM W 1/4 COR TH ALG  
 E-W 1/4 LN N 89 DEG 59'43" E 298 FT TO E LN PVT EASEMENT TH N 00 DEG 17'57" E  
 950.76 FT TO POB TH CON N 00 DEG 17'57" E 130.10 FT TH N 89 DEG 08'31" E 542.68  
 FT TO SHR CRYSTAL RIVER TH ALG SHR LN S 34 DEG 30'17" W 28.15 FT TH S 49 DEG  
 35'32" W 171.37 FT TH S 89 DEG 25'33" W 396.88 FT TO POB SUBJECT TO & TOGETHER  
 WITH EASEMENT SEC 23 T29N R14W 1.43 A M/L

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                    | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|---------------------------|---------|
| B 100' @ 3400/         | 100.00   | 469.00      | 0.9365 | 1.0190 | 3400       | 100   |                           | 324,462 |
| E 100' @ 800/          | 30.00    | 469.00      | 0.9123 | 1.0267 | 800        | 50    | SURPLUS: ZONING>100'<200' | 11,239  |
| 130 Actual Front Feet, | 1.40     | Total Acres |        |        | Total Est. |       | Land Value =              | 335,701 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2018

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1840 SF Floor Area = 1840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,840  |          |            |
|         |          |             | Total: | 274,644  | 260,929    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,028 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 115 | 3,429  | 3,258  |
| WPP            | 232 | 5,229  | 4,968  |
| WGEP (1 Story) | 199 | 16,224 | 15,413 |
| WPP            | 85  | 2,968  | 2,820  |
| WCP (1 Story)  | 20  | 1,510  | 1,434  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 170 | 3,655 | 3,472 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,424 |
|------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |
|-----------|---|---|---|
| GENERATOR | 1 | 1 | 1 |
|-----------|---|---|---|

Totals: 334,347 317,648

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 698,826

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C -5 Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Parcel Number: 45-006-123-017-40

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## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Overhang   | 624    |          |            |
|         |          |            | Total: | 55,224   | 53,015     |

## Other Additions/Adjustments

|         |  |  |     |       |       |
|---------|--|--|-----|-------|-------|
| Porches |  |  |     |       |       |
| WPP     |  |  | 141 | 4,000 | 3,840 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 899 | 40,644 | 39,018 |
| Door Opener | 1   | 537    | 516    |

|         |         |        |
|---------|---------|--------|
| Totals: | 100,405 | 96,389 |
|---------|---------|--------|

Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 212,056

2026 Est. T.C.V. 006-123-017-40 = 1,246,583

Est. TCV/Total Floor Area = 505.92

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 553,400       | 553,400        | 553,400 | 352,328      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 69,900         | 0       | 0            | 9,512          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 623,300       | 623,300        | 623,300 | 361,840      | 361,840        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-123-017-50   | 2026 Est. T.C.V.    | RIVERHOUSE RETREAT IN THE GLEN LLC |
| Property Class: 401 |                     | 5894 W BAY LN                      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L459 P844 L535 P135/00 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN  
 N 89 DEG 59'43" E 298 FT TO E LN PVT EASEMENT TH N 00 DEG 17'57" E 850.76 FT TO  
 POB TH CON N 00 DEG 17'57" E 100 FT TH N 89 DEG 25'53" E396.88 FT TO SHR CRYSTAL  
 RIVER TH ALG SHR LN S 49 DEG 35'32" W 22.64 FT TH S 21 DEG 12'14" W 92.05 FT TH  
 S 89 DEG 25'53" W 346.47 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 23  
 T29N R14W .84 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 375.00      | 1.0000 | 0.9636 | 3400       | 100          |        | 327,615 |
| 100 Actual Front Feet, | 0.86     | Total Acres |        |        | Total Est. | Land Value = |        | 327,615 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 7.73     | 267  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1792 SF Floor Area = 2746 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 512   |          |            |
| 1.5 Story | Siding   | Basement    | 1,280 |          |            |
| 1 Story   | Siding   | Overhang    | 58    |          |            |
| Total:    |          |             |       | 432,984  | 346,386    |

#### Other Additions/Adjustments

|                      |     |        |        |
|----------------------|-----|--------|--------|
| Basement Living Area | 640 | 34,298 | 27,438 |
|----------------------|-----|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 400 | 35,568 | 28,454 |
|----------------|-----|--------|--------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 353 | 6,259 | 5,007 |
| Treated Wood | 92  | 2,557 | 2,046 |

#### Garages

|                                                           |     |        |        |
|-----------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 18 Inch (Finished) |     |        |        |
| Base Cost                                                 | 576 | 34,698 | 27,758 |
| Door Opener                                               | 1   | 672    | 538    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Totals: 571,919 457,534

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,006,575

Parcel Number: 45-006-123-017-50

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-123-017-50    | =            | 1,341,690             |
| Est. TCV/Total Floor Area = 488.60 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 588,200 588,200 588,200            | 342,516      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 82,600 0                         | 0            | 9,247 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 670,800 670,800 670,800            | 351,763      | 351,763 0             |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-018-10   | 2026 Est. T.C.V.    | BAYLN1414 LLC        |
| Property Class: 402 |                     | W BAY LN             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

SPLIT ON 04/13/2018 FROM 006-123-018-00; A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 739.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 111.00 FEET; THENCE NORTH 89°16'00" EAST, 387.06 FEET TO THE CENTERLINE THREAD OF THE CRYSTAL RIVER AS PREVIOUSLY ESTABLISHED; THENCE ALONG SAID CENTERLINE SOUTH 05°35'00" EAST, 129.16 FEET; THENCE NORTH 83°31'28" WEST, 217.63 FEET; THENCE SOUTH 86°16'35" WEST, 183.95 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS. SUBJECT TO AN EASEMENT FOR AN EXISTING SEPTIC SYSTEM DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 739.85 FEET; THENCE NORTH 86°16'35" EAST, 80.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°38'45" EAST, 48.12 FEET; THENCE SOUTH 68°04'04" EAST, 75.27 FEET; THENCE SOUTH 86°16'35" WEST, 103.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR A DRIVEWAY AND TURN AROUND DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 702.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 77.96 FEET; THENCE 127.35 FEET ALONG A 38.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING SOUTH 10°11'09" EAST, 75.58 FEET; THENCE 14.06 FEET ALONG A 38.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING SOUTH 75°13'34" WEST, 13.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT 33 FEET IN WIDTH FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 792, PAGE 787.

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

Split/Comb. on 04/13/2018 completed 04/13/2018 TIM ;  
 Parent Parcel(s): 006-123-018-00;  
 Child Parcel(s): 006-123-018-10, 006-123-018-20, 006-123-018-30, 006-123-018-40, 006-123-018-50;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------------------|---------|
| B 100' @ 3400/                          | 106.00   | 362.90 | 0.9615 | 0.9557 | 3400       | 100   |                          | 331,179 |
| E 100' @ 800/                           | 11.00    | 362.90 | 0.9465 | 0.9385 | 800        | 50    | SURPLUS: ZONING 100' MIN | 3,909   |
| 111 Actual Front Feet, 1.00 Total Acres |          |        |        |        | Total Est. |       | Land Value =             | 335,088 |

2026 Est. T.C.V. 006-123-018-10 = 335,088

Est. TCV/Total Floor Area = 122.03

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 172,900                 | 172,900 | 172,900   | 46,000         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | -5,400  | 0         | 0              | 1,242       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 167,500                 | 167,500 | 167,500   | 47,242         | 47,242      |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-018-20   | 2026 Est. T.C.V.    | BAYLN1414 LLC        |
| Property Class: 401 |                     | 5880 W BAY LN        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

SPLIT ON 04/13/2018 FROM 006-123-018-00;  
 A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP  
 LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF  
 SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST  
 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID  
 EAST LINE NORTH 00°06'40" EAST, 631.85 FEET TO THE POINT OF BEGINNING; THENCE  
 CONTINUING NORTH 00°06'40" EAST, 108.00 FEET; THENCE NORTH 86°16'35" EAST,  
 183.95 FEET; THENCE SOUTH 83°31'28" EAST, 217.63 FEET TO THE CENTERLINE THREAD  
 OF THE CRYSTAL RIVER AS PREVIOUSLY ESTABLISHED; THENCE ALONG SAID CENTERLINE  
 SOUTH 05°35'00" EAST, 24.29 FEET TO A BACKWATER SLOUGH; THENCE PROCEEDING DOWN  
 SAID SLOUGH AS PREVIOUSLY ESTABLISHED SOUTH 35°00'00" WEST, 120.91 FEET; THENCE  
 NORTH 87°16'22" WEST, 171.80 FEET; THENCE NORTH 83°03'45" WEST, 162.62 FEET TO  
 THE POINT OF BEGINNING. CONTAINING 1.11 ACRES MORE OR LESS. SUBJECT TO AND  
 TOGETHER WITH AN EASEMENT FOR AN EXISTING SEPTIC SYSTEM DESCRIBED AS: COMMENCING  
 AT THE WEST 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00  
 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS  
 EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 739.85 FEET; THENCE  
 NORTH 86°16'35" EAST, 80.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH  
 43°38'45" EAST, 48.12 FEET; THENCE SOUTH 68°04'04" EAST, 75.27 FEET; THENCE  
 SOUTH  
 86°16'35" WEST, 103.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER  
 WITH AN EASEMENT FOR A DRIVEWAY AND TURN AROUND DESCRIBED AS: COMMENCING AT THE  
 WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET  
 ALONG THE EAST-WEST 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT;  
 THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 702.11 FEET TO THE POINT OF  
 BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 77.96 FEET; THENCE 127.35  
 FEET ALONG A 38.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING  
 SOUTH 10°11'09" EAST, 75.58 FEET; THENCE 14.06 FEET ALONG A 38.00 FOOT RADIUS  
 CURVE TO THE LEFT HAVING A LONG CHORD BEARING SOUTH 75°13'34" WEST, 13.98 FEET  
 TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT 33 FEET IN WIDTH FOR  
 INGRESS AND EGRESS AS DESCRIBED IN LIBER 792, PAGE 787. SUBJECT TO AND TOGETHER  
 WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

Split/Comb. on 04/13/2018 completed 04/13/2018 TIM ;  
 Parent Parcel(s): 006-123-018-00;  
 Child Parcel(s): 006-123-018-10, 006-123-018-20, 006-123-018-30, 006-123-018-40,  
 006-123-018-50;  
 -----

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/                          | 112.30   | 380.50 | 0.9714 | 0.9671 | 3400       | 100   |              | 358,707 |
| 108 Actual Front Feet, 1.00 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 358,707 |

Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value              |
|-----------------------------------|-------|------|--------|-------------------------|
| D/W/P: 3.5 Concrete               | 7.73  | 914  | 0      | 0                       |
| D/W/P: Crushed Rock               | 2.53  | 1000 | 0      | 0                       |
| Wood Frame/Conc.                  | 54.59 | 59   | 50     | 1,610                   |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 1,610 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1972

(11) Heating System: Electric Baseboard  
 Ground Area = 1217 SF Floor Area = 2434 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,217  |          |            |
|         |          |             | Total: | 369,156  | 258,408    |

Other Additions/Adjustments

Parcel Number: 45-006-123-018-20

Page: 2

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

## Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 2 | 11,081 | 7,757 |
| Water Well, 100 Feet | 1 | 6,514  | 4,560 |

## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 245 | 12,760 | 8,932 |
|---------------|-----|--------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 567 | 8,539 | 5,977 |
| Treated Wood | 267 | 5,217 | 3,652 |
| Treated Wood | 49  | 1,814 | 1,270 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Two Sided         | 1 | 9,805 | 6,863 |
| Direct-Vented Gas | 1 | 4,399 | 3,079 |

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 442,114 309,478

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 680,852

2026 Est. T.C.V. 006-123-018-20

= 1,041,169

Est. TCV/Total Floor Area = 427.76

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 466,600       | 466,600    | 466,600 | 219,031      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 54,000     | 0       | 0            | 5,913          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 520,600       | 520,600    | 520,600 | 224,944      | 224,944        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-018-30   | 2026 Est. T.C.V.    | ALDRICH MICHAEL      |
| Property Class: 401 |                     | 5868 W BAY LN        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

SPLIT/COMBINED ON 04/13/2018 FROM 006-123-018-00;  
 PARCEL3:(AS SURVEYED/PROPOSED) A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH,  
 RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS:  
 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST  
 298.00 FEET ALONG THE EAST-WEST 114 LINE TO THE EAST LINE OF A 33 FOOT WIDE  
 ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 456.85 FEET  
 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 175.00 FEET;  
 THENCE SOUTH 83°03'45" EAST, 162.62 FEET; THENCE SOUTH 87°16'22" EAST, 171.80  
 FEET TO A BACKWATER SLOUGH; THENCE PROCEEDING DOWN SAID SLOUGH AS PREVIOUSLY  
 ESTABLISHED SOUTH 35°00'00" WEST, 176.05 FEET; THENCE SOUTH 89°16'00" WEST,  
 232.41 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES MORE OR LESS. .  
 TOGETHER WITH AN EASEMENT 33 FEET IN WIDTH FOR INGRESS AND EGRESS AS DESCRIBED  
 IN LIBER 792, PAGE 787. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS,  
 SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

Split/Comb. on 04/13/2018 completed 04/13/2018 TIM ;  
 Parent Parcel(s): 006-123-018-00;  
 Child Parcel(s): 006-123-018-10, 006-123-018-20, 006-123-018-30, 006-123-018-40,  
 006-123-018-50;  
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#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| B 100' @ 3400/                          | 125.35   | 253.10 | 0.8405 | 0.8734 | 3400 | 100   |                          | 312,865 |
| E 100' @ 800/                           | 75.00    | 253.10 | 0.7841 | 0.8273 | 800  | 50    | SURPLUS: ZONING 100' MIN | 19,461  |
| 175 Actual Front Feet, 1.24 Total Acres |          |        |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                          | 332,326 |

#### Land Improvement Cost Estimates

| Description                   | Rate  | Size | % Good | Cash Value |
|-------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete           | 7.73  | 914  | 0      | 0          |
| D/W/P: Crushed Rock           | 2.53  | 1000 | 0      | 0          |
| Retaining Wall: Brick, 12 in. | 49.67 | 103  | 50     | 2,558      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 12,558     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1126 SF Floor Area = 1408 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,126 |          |            |
| Total:     |          |            |       | 226,463  | 203,817    |

#### Other Additions/Adjustments

|              |     |        |        |  |  |
|--------------|-----|--------|--------|--|--|
| Exterior     |     |        |        |  |  |
| Stone Veneer | 431 | 19,757 | 17,781 |  |  |

|                    |   |       |       |  |  |
|--------------------|---|-------|-------|--|--|
| Plumbing           |   |       |       |  |  |
| Average Fixture(s) | 1 | 2,136 | 1,922 |  |  |

|                      |   |       |       |  |  |
|----------------------|---|-------|-------|--|--|
| Water/Sewer          |   |       |       |  |  |
| 1000 Gal Septic      | 1 | 5,541 | 4,987 |  |  |
| Water Well, 100 Feet | 1 | 6,514 | 5,863 |  |  |

|         |     |       |       |  |  |
|---------|-----|-------|-------|--|--|
| Porches |     |       |       |  |  |
| CPP     | 126 | 3,323 | 2,991 |  |  |

#### Built-Ins

Parcel Number: 45-006-123-018-30

Page: 2

|                   |   |         |         |
|-------------------|---|---------|---------|
| Appliance Allow.  | 1 | 3,976   | 3,578   |
| Fireplaces        |   |         |         |
| Direct-Vented Gas | 1 | 4,399   | 3,959   |
| Totals:           |   | 272,109 | 244,898 |

Notes: STUD INTERIOR 2007

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 538,776

|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-123-018-30    | =            | 883,660               |
| Est. TCV/Total Floor Area = 627.60 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 403,800 403,800 403,800            | 212,229      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 38,000 0                         | 0            | 5,730 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 441,800 441,800 441,800            | 217,959      | 217,959 0             |

45-006-123-018-40  
Property Class: 402  
Map #: 38

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

ALDRICH MICHAEL & ELLIOTT ERIC  
W BAY LN  
GLEN ARBOR, MI 49636

SPLIT ON 04/13/2018 FROM 006-123-018-00;  
PARCEL4:(AS SURVEYED/PROPOSED) A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH,  
RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS:  
COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST  
298.00 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE  
ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 120.00 FEET  
TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 336.85 FEET;  
THENCE NORTH 89°16'00" EAST, 232.41 FEET TO A BACKWATER SLOUGH; THENCE  
PROCEEDING DOWN SAID SLOUGH AS PREVIOUSLY ESTABLISHED SOUTH 35°00'00" WEST,  
176.49 FEET; THENCE SOUTH 68°48'13" EAST, 32.50 FEET; THENCE SOUTH 32°32'10" WEST  
217.77 FEET; THENCE NORTH 89°53'20" WEST, 45.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.07 ACRES MORE OR LESS.

SUBJECT TO A DEED RESTRICTION FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: ALL  
INGRESS AND EGRESS TO AND FROM PARCEL4 FROM A 33 FOOT WIDE EASEMENT ALONG THE  
WEST LINE OF PARCEL4 IS TO BE MADE NORTH OF A LINE DESCRIBED AS: COMMENCING AT  
THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET  
ALONG THE EAST-WEST 114 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT;  
THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 328.48 FEET TO THE POINT  
OF BEGINNING OF SAID DEED RESTRICTION LINE; THENCE SOUTH 84°15'02" EAST, 132.07  
FEET TO A POINT ON THE EASTERLY LINE OF LOT 4 AND THE POINT OF ENDING. TOGETHER  
WITH AN EASEMENT 33 FEET IN WIDTH FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER  
792, PAGE 787. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND  
EASEMENTS OF RECORD IF ANY.

Split/Comb. on 04/13/2018 completed 04/13/2018 TIM ;  
Parent Parcel(s): 006-123-018-00;  
Child Parcel(s): 006-123-018-10, 006-123-018-20, 006-123-018-30, 006-123-018-40,  
006-123-018-50;  
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Land Value Estimates for Land Table 4120.4120 RESI  
\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                         | 107.47   | 336.00 | 0.9822 | 0.9375 | 2000 | 100   |                         | 197,906 |
| 45 Actual Front Feet, 1.07 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 197,906 |

2026 Est. T.C.V. 006-123-018-40 = 197,906

Est. TCV/Total Floor Area = 140.56

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 99,000                  | 99,000 | 99,000    | 32,471         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 876            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 99,000                  | 99,000 | 99,000    | 33,347         | 33,347      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-018-50   | 2026 Est. T.C.V.    | BRIGGS CYNTHIA       |
| Property Class: 401 |                     | 5990 W BAY LN        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## PARCEL 5:(AS SURVEYED/PROPOSED)

A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 120.00 FEET; THENCE SOUTH 89°53'20" EAST, 45.00 FEET; THENCE NORTH 32°32'10" EAST, 217.77 FEET; THENCE SOUTH 68°48'13" EAST, 312.25 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22 AS PREVIOUSLY DESCRIBED; THENCE ALONG SAID CENTERLINE ON THE ARC OF A CURVE DESCRIBED AS BEING CONVEX TO THE SOUTHEAST HAVING A CHORD BEARING SOUTH 37°42'10" WEST, 239.70 FEET TO THE EAST-WEST 1/4 LINE; THENCE ALONG SAID 1/4 LINE SOUTH 89°49'20" WEST, 306.88 FEET TO THE POINT OF BEGINNING. CONTAINING 2.01 ACRES MORE OR LESS. TOGETHER WITH AN EASEMENT 33 FEET IN WIDTH FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 792, PAGE 787. SUBJECT TO THE RIGHT OF WAY OF STATE HIGHWAY M-22. SUBJECT TO THE RIGHT OF WAY OF BAY LANE. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT ON 04/13/2018 FROM 006-123-018-00;

Split/Comb. on 04/13/2018 completed 04/13/2018 TIM ;  
 Parent Parcel(s): 006-123-018-00;  
 Child Parcel(s): 006-123-018-10, 006-123-018-20, 006-123-018-30, 006-123-018-40, 006-123-018-50;

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| C 100' @ 2000/                          | 100.00   | 729.63 | 0.9554 | 1.1380 | 2000 | 100   |        | 217,464                         |
| E 100' @ 800/                           | 20.00    | 729.63 | 0.9382 | 1.1984 | 800  | 100   |        | 17,990                          |
| 120 Actual Front Feet, 2.01 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 235,454 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 18.44 | 300  | 50     | 2,766      |
| D/W/P: 3.5 Concrete                                 | 6.71  | 914  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31  | 1000 | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,766      |

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1216 SF Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories  | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|----------|----------|-------------|-------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 1,216 |          |            |
| Total:   |          |             |       | 185,524  | 157,692    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,569 |
|-------------------|---|-------|-------|

Parcel Number: 45-006-123-018-50

Page: 2

## Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 24 | 1,096 | 932 |
| Treated Wood | 24 | 1,096 | 932 |
| Treated Wood | 14 | 639   | 543 |

Totals: 210,791 179,170

Notes: RELOCATED &amp; 2023 ADDITION

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 394,174

2026 Est. T.C.V. 006-123-018-50 = 632,394

Est. TCV/Total Floor Area = 520.06, Most recent sale 10/19/2020 for 132,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 283,000                 | 283,000 | 283,000   | 214,352        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 33,200  | 0         | 5,787          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 316,200                 | 316,200 | 316,200   | 220,139        | 220,139     | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-123-019-10   | 2026 Est. T.C.V.    | MILL GLEN ARBOR LLC THE |
| Property Class: 201 |                     | 5440 W HARBOR HWY       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

PRT NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH ALG N-S 1/4 LN SD SEC S 01 DEG 01'10"W  
 677.03 FT TH S 89 DEG 17'07" W 697.63 FT TO C/L HWY M-22 TH ALG SD LN S 27  
 DEG19'23" W 718.63 FT TH CONT ALG SD C/L S 27 DEG 42'06" W 518.34 FT TO POB TH N  
 62 DEG 17'54" W 326.26 FT TO SHR LN ALG RIGHT BANK OF CRYSTAL RIVER TH ALG SD  
 LNS 01 DEG 49'31" W 89.80 FT TH S 35 DEG 35'24" W 316.49 FT TH S 48 DEG 39'30" W  
 182.49 FT TH N 74 DEG E 100 FT M/L TH S 55 DEG 00' E 67.86 FT TO C/L HWY M-22 TH  
 NELY ALG SD C/L TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage    | Depth | Front       | Depth   | Rate | %Adj. | Reason                  | Value  |
|-------------|-------------|-------|-------------|---------|------|-------|-------------------------|--------|
| 2000 COMM   | \$1.30/SQFT |       | 52272 SqFt  | 1.30000 | 100  |       | RIVER RUNS THROUGH      | 67,954 |
|             |             | 1.20  | Total Acres |         |      |       | Total Est. Land Value = | 67,954 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 47.90 | 250  | 50     | 5,987      |
| D/W/P: Crushed Rock | 2.31  | 4500 | 50     | 5,197      |

#### Ad-Hoc Unit-In-Place Items

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| /CI16/YARI/RAIPD/OVES/DECSFPEA                      | 14.58 | 1889 | 97     | 26,716     |
| /CI16/YARI/PATR/WOOIBCH                             | 32.00 | 528  | 97     | 16,389     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 54,289     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1870

(11) Heating System: Forced Heat & Cool

Ground Area = 1686 SF Floor Area = 3071 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Mich Bsmnt. | 1,385  |          |            |
| 1 Story | Siding   | Crawl Space | 301    |          |            |
|         |          |             | Total: | 396,443  | 333,261    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 132 | 3,890 | 3,112 |
| CCP (1 Story) | 120 | 3,566 | 2,853 |
| CPP           | 60  | 1,496 | 1,197 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 421,802 337,455

Notes: 5439

ECF (2201 COMMERCIAL) 2.000 => TCV: 674,910

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1870

Description of Occupancy: OLD MILL

Costs are taken from the Museum cost schedules.

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

Class: D Quality: Average  
 Stories: 2 Story Height: 10 Perimeter: 172

Base Rate for Upper Floors = 166.17

Display Basement Basement, Base Rate for Basement = 134.76  
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.08 100%  
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 17.72  
Adjusted Square Foot Cost for Upper Floors = 194.25  
Adjusted Square Foot Cost for Basement = 152.48

Total Floor Area: 3,600 Base Cost New of Upper Floors = 699,300  
Basement Area: 1,800 Base Cost New of Basement = 274,464

6,630 Sq.Ft. of Sprinklers @ 6.28, Cost New = 41,636

Reproduction/Replacement Cost = 1,015,400  
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
Total Depreciated Cost = 660,010

<<<<< Segregated Cost Computations >>>>>  
Costs taken from Segregated Cost Section 6: Theaters & Auditoriums  
Cost # or Height Storys  
Item Description Col. Rate SqFt Adj. Adj. Cost  
Total Cost New = 0  
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 1,155,018  
Replacement Cost/Floor Area= 282.06 Est. TCV/Floor Area= 320.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014  
Description of Occupancy: ANNEX CAFE

Costs are taken from the Restaurants cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 132

Base Rate for Upper Floors = 175.97

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.65 100%  
Adjusted Square Foot Cost for Upper Floors = 198.62

Total Floor Area: 993 Base Cost New of Upper Floors = 197,229  
Reproduction/Replacement Cost = 197,229  
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
Total Depreciated Cost = 104,531

<<<<< Segregated Cost Computations >>>>>  
Costs taken from Segregated Cost Section 3: Stores & Commercials  
Cost # or Height Storys  
Item Description Col. Rate SqFt Adj. Adj. Cost  
Total Cost New = 0  
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 182,930  
Replacement Cost/Floor Area= 198.62 Est. TCV/Floor Area= 184.22

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,337,948

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2026 Est. T.C.V. 006-123-019-10 = 2,135,101  
 Est. TCV/Total Floor Area = 278.59, Most recent sale 10/09/2018 for 450,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 880,800       | 880,800        | 880,800   | 696,057      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 186,800        | 0         | 0            | 18,793         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,067,600     | 1,067,600      | 1,067,600 | 714,850      | 714,850        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-020-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L271 P424 L521 P605/99 L832 P487/04 L838 P764&813&820&825 L877 P185/05 2005  
 DESCR REVISED PRT W 1/2 SEC 23 COM AT SW COR SD SEC TH S 88 DEG 44'19" E ALG S  
 SEC LN 1323.64 FT TO W 1/8 LN TH N 01 DEG 42'54" E ALG W 1/8 LN 1320.11 FT TO S  
 1/8 LN TH CONT ALG W 1/8 LN N 01 DEG 46'48" E 894.33 FT TO POB TH CONT ALG W 1/8  
 LN N 01 DEG 46'48" E 425.12 FT TO E-W 1/4 LN TH N 88 DEG 50'32" W ALG E-W 1/4 LN  
 332.02 FT (TO POINT "A" WHERE CRYSTAL RIVER PASSES UNDER CO RD 675) TH ALG  
 CENTER THREAD M/L OF CRYSTAL RIVER N 42 DEG 17'09" E 273.95 FT TH CONT ALG  
 CENTER THREAD M/L N 18 DEG 12'42" E 405.83 FT TO POINT "B" IN CRYSTAL RIVER TH N  
 88 DEG 39'19" W 253.56 FT TH N 36 DEG 06'41" E 11.33 FT TO A POINT IN C/L ST HWY  
 M-22 TH ALG SD C/L ON 4 COURSES: 113.46 FT ALG ARC OF 544.62 FT RAD CRV TO RIGHT  
 (CHORD=N 54 DEG 18'57" E 113.26 FT) TH N 60 DEG 17'03" E 155.96 FT TH 244.60 FT  
 ALG ARC OF 406.82 FT RAD CRV TO LEFT (CHORD=N 44 DEG 28'05" E 221.76 FT) TH N 28  
 DEG 39'07" E 520.80 FT TO ELY EXTENSION OF S LN OF UNRECORDED "CHAMBERLAINS GLEN  
 ARBOR BEACH SUBDVN" TH N 89 DEG 41'04" E 490.21 FT TH S 02 DEG 09'07" W 1552.51  
 FT TH S 60 DEG 00'00" E 360.80 FT TH S 02 DEG 09'14" W 88.23 FT TH N 88 DEG  
 47'10" W 1119.42 FT TO POB. SEC 23 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                               | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason                            | Value   |
|-------------------------------------------|----------|-------------|--------|--------|-------------------------|-------|-----------------------------------|---------|
| A 100' @ 7000/                            | 1485.00  | 0.00        | 0.5094 | 0.0000 | 7000                    | 100   | WATER                             | 0       |
| VILLAGE AR >10 ACRES 50K/                 |          | 11.48 Acres |        |        | 50000                   | 100   | CRYSTAL RIVER SEPERATED SITES WET | 574,000 |
| 1485 Actual Front Feet, 11.48 Total Acres |          |             |        |        | Total Est. Land Value = |       |                                   | 574,000 |

|                             |                                       |           |              |
|-----------------------------|---------------------------------------|-----------|--------------|
| 2026 Est. T.C.V.            | 006-123-020-00                        | =         | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 10/20/2005 for | 5,250,000 |              |
| 2025 Assessed               | MBOR                                  | S.E.V.    | Base for Cap |
| 0                           | 0                                     | 0         | 0            |
|                             |                                       |           | 2.70         |
| 2026                        | New Eq. Adjustment                    | Loss      | Additions    |
| 0                           | 0                                     | 0         | 0            |
| 2026 Assessed               | MBOR                                  | S.E.V.    | Capped       |
| 0                           | 0                                     | 0         | 0            |
|                             |                                       |           | ->Taxable<-  |
|                             |                                       |           | PRE/MBT      |
|                             |                                       |           | 0            |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-123-020-10   | 2026 Est. T.C.V.    | MARKS MARGARET P LIVING TRUST |
| Property Class: 401 |                     | 5760 W CRYSTAL VIEW RD        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L267 P689 DC L820 P233/04 L821 P1/04 PRT NW 1/4 SEC 23 COM W 1/4 SEC COR TH N 89 DEG49' 20" E ALG E-W 1/4 LN 619.98 FT TO C/L ST HWY M-22 & FOR POB TH ALG SD C/L N 34 DEG 46' 00" E 726.28 FT TH E 253.56 FT TO CRYSTAL RIVER TH S 16 DEG 52' 00" W ALG RIVER 405.85 FT TH CONT ALG SD RIVER S 40 DEG 56' 30" W 274.13 FT TO E-W 1/4 LN & CO RD 675 TH ALG CO RD 675 S 89 DEG 49' 20" W 370.33 FT TO POB SEC 23 T29N R14W 4.8 A M/L.

## Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | IRR    |                         |       |                     |
|-----------------------------------------|----------|-------------|--------|--------|-------------------------|-------|---------------------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason              |
| A 100' @ 7000/                          | 100.00   | 564.77      | 0.7209 | 1.0674 | 7000                    | 100   |                     |
| A 100' @ 7000/                          | 270.22   | 564.77      | 0.7209 | 1.0674 | 7000                    | 50    | SURPLUS 100' ZONING |
| 370 Actual Front Feet, 4.80 Total Acres |          |             |        |        | Total Est. Land Value = |       |                     |
|                                         |          |             |        |        | 1,266,482               |       |                     |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1945

(11) Heating System: Forced Hot Water  
 Ground Area = 1552 SF Floor Area = 3104 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 858    |          |            |
| 2 Story | Siding   | Basement    | 512    |          |            |
| 2 Story | Siding   | Basement    | 182    |          |            |
|         |          |             | Total: | 371,718  | 204,444    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 2 | 9,133 | 5,023 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

## Porches

|     |    |       |       |
|-----|----|-------|-------|
| CPP | 84 | 1,928 | 1,060 |
|-----|----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 112 | 2,746 | 1,510 |
| Treated Wood | 64  | 1,991 | 1,095 |
| Treated Wood | 72  | 2,103 | 1,157 |
| Treated Wood | 182 | 3,822 | 2,102 |

## Balcony

|              |     |        |        |
|--------------|-----|--------|--------|
| Wood Balcony | 540 | 24,057 | 13,231 |
|--------------|-----|--------|--------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 720 | 25,718 | 14,145 |
| Door Opener | 2   | 1,075  | 591    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

## Fireplaces

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|                |     |         |         |
|----------------|-----|---------|---------|
| Prefab 2 Story | 1   | 3,170   | 1,743   |
| Wood Stove     | 1   | 2,552   | 1,404   |
| Carports       |     |         |         |
| Comp.Shingle   | 192 | 3,147   | 1,731   |
| Totals:        |     | 468,007 | 257,402 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 566,284

2026 Est. T.C.V. 006-123-020-10 = 1,840,266

Est. TCV/Total Floor Area = 592.87, Most recent sale 08/31/2004 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 708,500                 | 708,500 | 708,500   | 179,371        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 211,600 | 0         | 4,843          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 920,100                 | 920,100 | 920,100   | 184,214        | 184,214     | 184,214 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-020-20   | 2026 Est. T.C.V.    | RUITER RENE & TANYA  |
| Property Class: 401 |                     | 5219 S FACULTY ROW   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L521 P609-612/99 PRT E 1/2 OF NW 1/4 SEC 23 COM N 1/4 CORSD SEC TH S 02 DEG 09'35" W 1297.59 FT TO POB TH CONT ALG SD 1/4 LN S 02 DEG 09'35" W 470.08 FT TH N 54 DEG 06'31" W 253.72 FT TH S 89 DEG 41'01" W 133.55 FTTH N 07 DEG 41'46" W 322.44 FT TH N 89 DEG 41'53" E 400 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason        | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|---------------|---------------------------------|
| B 100' @ 3400/                          | 200.00   | 400.02 | 0.7463 | 0.9793 | 3400 | 100   | RIVER         | 496,928                         |
| E 100' @ 800/                           | 122.44   | 400.02 | 0.6638 | 0.9711 | 800  | 50    | ZONING: >100' | SURPLUS 31,571                  |
| 322 Actual Front Feet, 2.96 Total Acres |          |        |        |        |      |       |               | Total Est. Land Value = 528,499 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete   | 7.10  | 274  | 0      | 0          |
| D/W/P: 4in Concrete   | 7.10  | 217  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 60   | 0      | 0          |
| D/W/P: 4in Concrete   | 7.10  | 220  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1477 SF Floor Area = 2216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Slab       | 1,477 |          |            |
| Total:    |          |            |       | 251,724  | 188,772    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 3,586 |
| Water Well, 50 Feet | 1 | 3,410 | 2,557 |

##### Porches

|                     |     |        |        |
|---------------------|-----|--------|--------|
| WPP                 | 274 | 5,447  | 4,085  |
| Foundation: Shallow | 274 | -1,567 | -1,175 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 403    |
| Base Cost   | 1056 | 45,672 | 34,254 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 318,791 239,071

Notes: 2016 CONVERT 1ST FLOOR TO DWELLING, 2ND FLOOR REMODEL

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 525,956

2026 Est. T.C.V. 006-123-020-20

= 1,056,955

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 Est. TCV/Total Floor Area = 476.97, Most recent sale 02/02/2016 for 265,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 495,300       | 495,300        | 495,300 | 231,455      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,200         | 0       | 0            | 6,249          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 528,500       | 528,500        | 528,500 | 237,704      | 237,704        | 237,704 |  |



|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-123-021-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | BEHIND WOODSTONE  |
| Map #: 39           | GLEN ARBOR TOWNSHIP | ,                 |

L838 P766&806&813/05 L877 P158&160&162&165&167&169&185/05 2005 SPLIT FROM WOODSTONE CONDOMINIUM (UNITS 97-118 & PRT GENERAL COMMONS) PRT OF W 1/2 SEC 23 COM AT SW COR SD SEC TH ALG S SEC LN S 88 DEG 44'19" E 722.50 FT TO POB TH ALG ELY BOUNDARY WOODSTONE CONDOMINIUM N 01 DEG 44'48" E 1573.88 FT TH N 42 DEG 17'23" E 385.69 FT TH S 56 DEG 17'28" E 412.39 FT TO W 1/8 LN TH S 01 DEG 46'48" W ALG W 1/8 LN 323.47 FT TO S 1/8 LN TH CONT ALG W 1/8 LN S 01 DEG 42'54" W 1320.11 FT TO S SEC LN TH N 88 DEG 44'19" W ALG S SEC LN 601.14 FT TO POB SEC 23 T29N R14W. 23.99 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description          | Frontage | Depth             | Front | Depth | Rate | %Adj. | Reason                  | Value     |
|----------------------|----------|-------------------|-------|-------|------|-------|-------------------------|-----------|
| VILLAGE AR >10 ACRES | 50K/     | 23.99 Acres       | 50000 | 100   |      |       |                         | 1,199,500 |
|                      |          | 23.99 Total Acres |       |       |      |       | Total Est. Land Value = | 1,199,500 |

|                           |                |        |                |
|---------------------------|----------------|--------|----------------|
| 2026 Est. T.C.V.          | 006-123-021-00 | =      | 0              |
| Est. TCV/Total Floor Area | =              | 0.00   |                |
| 2025 Assessed             | MBOR           | S.E.V. | Base for Cap   |
| 0                         | 0              | 0      | 0              |
|                           |                |        | IRM            |
|                           |                |        | 2.70           |
| 2026 New Eq. Adjustment   |                | Loss   | Additions      |
| 0                         | 0              | 0      | 0              |
|                           |                |        | Tax Adjustment |
|                           |                |        | 0              |
| 2026 Assessed             | MBOR           | S.E.V. | Capped         |
| 0                         | 0              | 0      | 0              |
|                           |                |        | ->Taxable<-    |
|                           |                |        | 0              |
|                           |                |        | PRE/MBT        |
|                           |                |        | 0              |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-123-022-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | BEHIND WOODSTONE  |
| Map #: 39           | GLEN ARBOR TOWNSHIP | ,                 |

L191 P661/77 L184 P43/76 SE 1/4 OF SW 1/4 & ENTIRE SE 1/4 SEC 23 T29N R14W 200  
A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth  | Front       | Depth | Rate  | %Adj. | Reason                      | Value |           |
|---------------------------|----------|--------|-------------|-------|-------|-------|-----------------------------|-------|-----------|
| VILLAGE AR >10 ACRES 50K/ |          | 200.00 | Acres       |       | 50000 | 25    | WETLANDS RIVER RUNS THROUGH | SIZE  | 2,500,000 |
|                           |          | 200.00 | Total Acres |       |       |       | Total Est. Land Value =     |       | 2,500,000 |

2026 Est. T.C.V. 006-123-022-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           | 0       |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-123-022-50   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W CRYSTAL VIEW DR |
| Map #: 39           | GLEN ARBOR TOWNSHIP | ,                 |

L832 P468/04 2004 SPLIT FROM 006-123-020-00 & 006-123-030-00 TRACT 40-171 PRT W 1/2 SEC 23 COM AT SW COR SD SEC TH S 88 DEG 44'19" E ALG S SEC LN 1323.64 FT TO W 1/8 LN TH N 01 DEG 42'54" E ALG W 1/8 LN 1320.11 FT TO S 1/8 LN TH S 88 DEG 47'10" E ALG S 1/8 LN 1113.59 FT TO POB TH N 02 DEG 09'14" E 982.64 FT TH N 60 DEG 00'00" W 360.80 FT TH N 02 DEG 09'07" E 1552.51 FT TO ELY EXTENSION OF S LN "CHAMBERLAINS GLEN ARBOR BEACH SUBDVN" (UNRECORDED) TH ALG SD LN N 89 DEG 41'04" E 128.70 FT TH S 07 DEG 41'45" E 322.44 FT THE N 89 DEG 41'02" E 133.55 FT TH S 54 DEG 06'31" E 253.72 FT TO N-S 1/4 LN TH S 02 DEG 09'07" W ALG N-S 1/4 LN 932.08 FT TO SEC CENTER TH CONT ALG N-S 1/4 LN S 02 DEG 09'14" W 1320.87 FT TO S 1/8 LN TH N 88 DEG 47'10" W ALG S 1/8 LN 209.14 FT TO POB SEC 23 T29N R14W. 22.00 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage          | Depth | Front | Depth                   | Rate    | %Adj. | Reason | Value |
|---------------------------|-------------------|-------|-------|-------------------------|---------|-------|--------|-------|
| VILLAGE AR >10 ACRES 50K/ | 22.00 Acres       | 50000 | 25    | WETSPLIT PARCELS        | 275,000 |       |        |       |
|                           | 22.00 Total Acres |       |       | Total Est. Land Value = | 275,000 |       |        |       |

|                                                                      |   |   |
|----------------------------------------------------------------------|---|---|
| 2026 Est. T.C.V. 006-123-022-50                                      | = | 0 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 11/18/2004 for 10 |   |   |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                           |   |   |
| 0 0 0 0 2.70                                                         |   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses         |   |   |
| 0 0 0 0 0 0                                                          |   |   |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                 |   |   |
| 0 0 0 0 0 0                                                          |   |   |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-123-023-00   | 2026 Est. T.C.V.    | TAYLOR RANDALL TRUST & |
| Property Class: 401 |                     | 5511 W RIVER RD        |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

2020005008 PARCEL A (5511 W. RIVER ROAD PARCEL 006-123-023-00)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23;

THENCE SOUTH 89°17'12" EAST, 620.14 FEET,

ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 23;

THENCE SOUTH 42°45'45" WEST, 325.79 FEET, ALONG THE CENTERLINE OF M-22;

THENCE SOUTH 47°01'12" EAST, 33.00 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22,

AND THE POINT OF BEGINNING;

THENCE NORTH 42°45'45" EAST, 176.29 FEET, ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LLNE OF M-22;

THENCE SOUTH 47°14'15" EAST 24.84 FEET, TO A POINT ON A SHORELINE TRAVERSE

LINE; THENCE SOUTH 30°43'51" WEST, 180.49 FEET,

ALONG SAID SHORELINE TRAVERSE LINE; THENCE NORTH 47°01'14" WEST, 62.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.18 ACRES, MORE OR LESS, TO THE SHORELINE TRAVERSE LINE. ALSO INCLUDES ALL RIGHTS TO THE RIVER BOTTOM BETWEEN THE SIDE LINES OF THE ABOVE PARCEL EXTENDED TO THE CENTERLINE THREAD OF CRYSTAL RIVER.

TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT, BEING A STRIP OF LAND FIFTEEN (15) FEET IN WIDTH AND LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED LN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 COMER OF SAID SECTION 23;

THENCE SOUTH 69°14'12" EAST, 620.14 FEET,

ALONG THE EAST-WEST 1/4 LLNE OF SAID SECTION 23;

THENCE SOUTH 42°45'45" WEST, 325.79 FEET,

ALONG THE CENTERLINE OF M-22;

THENCE SOUTH 47°01'12" EAST, 33.00 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22;

THENCE NORTH 42°45'45" EAST, 3.50 FEET, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22,

TO THE POINT OF BEGINNING;

THENCE SOUTH 47°01'14" EAST, 31.80 FEET;

THENCE 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 90°00'00", AND THE LONG CHORD OF WHICH BEARS SOUTH 02°01'14" EAST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 42°58'46" WEST, 51.10 FEET, TO THE POINT OF ENDING OF SAID 15 FOOT WIDE ACCESS EASEMENT CENTERLINE.

THE SIDELINES OF SAID 15 FOOT WIDE EASEMENT ARE TO BE EXTENDED OR SHORTENED ADJACENT TO THE POINT OF BEGINNING TO BE COINCIDENTAL WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22.

BEING SUBJECT TO ANY OTHER RESTRICTIONS OR EASEMENTS OF RECORD, IF ANY.

FORMERLY GA 228 L239 P379 & L274 P624-625 PART OF NW 1/4 OF SW 1/4 COM AT NW COR TH E 594 FT TH W 43 1/4 DEG S 198 FT TH S 43 1/4 DEG E 24 FT TO POB TH W 43 1/4 DEG S 142 FT TH S 47 DEG 58' E 33 FT TO SELY LN M-22 TH S 42 DEG 02' W ALG SD SELY LN 5 FT TH S 47 DEG 58' E TO BANK CRYSTAL RIVER TH NLY ALG RIVER TO A PT WHICH IS S 43 1/4 DEG E OF POB TH CONT NLY ALG BANK OF CRYSTAL RIVER 66 FT TH N43 1/4 DEG W 58 FT TH W 43 1/4 DEG S 66 FT TO POB SEC 23 T29N R14W .2 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth            | Front  | Depth  | Rate       | %Adj. | Reason                  | Value   |
|------------------------|----------|------------------|--------|--------|------------|-------|-------------------------|---------|
| B 100' @ 3400/         | 100.00   | 44.48            | 0.8678 | 0.5655 | 3400       | 100   |                         | 166,853 |
| B 100' @ 3400/         | 76.29    | 44.48            | 0.8678 | 0.5655 | 3400       | 50    | SURPLUS: ZONING & DEPTH | 63,646  |
| 176 Actual Front Feet, |          | 0.18 Total Acres |        |        | Total Est. |       | Land Value =            | 230,499 |

#### Land Improvement Cost Estimates

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

Parcel Number: 45-006-123-023-00

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Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1595 SF Floor Area = 2933 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 834  |          |            |
| 1 Story | Siding   | Crawl Space | 525  |          |            |
| 1 Story | Siding   | Crawl Space | 236  |          |            |
| 1 Story | Siding   | Overhang    | 504  |          |            |
|         |          | Total:      |      | 424,049  | 254,431    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,282 |
| 3 Fixture Bath     | 1 | 6,716 | 4,030 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,325 |
| Water Well, 150 Feet | 1 | 9,557 | 5,734 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 105 | 6,819 | 4,091 |
|---------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 672 | 41,651 | 24,991 |
| Door Opener | 2   | 1,343  | 806    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,386 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,205 |
|------------------|---|--------|-------|

## Deck

|              |     |        |       |           |
|--------------|-----|--------|-------|-----------|
| Treated Wood | 739 | 10,176 | 9,057 | *89% Good |
|--------------|-----|--------|-------|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 522,306 | 316,338 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 695,944

2026 Est. T.C.V. 006-123-023-00 = 931,443

Est. TCV/Total Floor Area = 317.57

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 410,700       | 410,700    | 410,700 | 176,164      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 55,000     | 0       | 0            | 4,756          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 465,700       | 465,700    | 465,700 | 180,920      | 180,920        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-123-024-00   | 2026 Est. T.C.V.    | CRYSTAL VIEW ENTERPRISES LLC |
| Property Class: 401 |                     | 5545 W RIVER RD              |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

2020005008 PARCEL B (5545 W. RIVER ROAD• PARCEL 006-123-024-00)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23;

THENCE SOUTH 89°17'12" EAST, 620.14 FEET, ALONG THE EAST-WEST 1/4 LLNE OF SAID SECTION 23;

THENCE SOUTH 42°45'45" WEST, 325.79 FEET, ALONG THE CENTERLINE OF M-22;

THENCE SOUTH 47°01'12" EAST, 33.00 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22,

AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 47°01'14" EAST, 62.46 FEET, TO A POINT ON A SHORELINE TRAVERSE LINE; THENCE SOUTH 32°05'05" WEST, 32.03 FEET, ALONG A SHORELINE TRAVERSE;

THENCE SOUTH 51°51'44" WEST 123.61 FEET, ALONG A SHORELINE TRAVERSE;

THENCE SOUTH 42°40'36" WEST, 99.94 FEET, ALONG A SHORELINE TRAVERSE;

THENCE NORTH 47°14'15" WEST, 82.00 FEET, TO A POINT IN THE CENTERLINE OF M-22;

THENCE NORTH 42°45'45" EAST, 100.00 FEET, ALONG THE CENTERLINE OF M-22;

THENCE SOUTH 47°14'15" EAST, 33.00 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22;

THENCE NORTH 42°45'45" EAST, 153.71 FEET, CONTAINING 0.40 ACRES, MORE OR LESS, TO THE SHORELINE TRAVERSE LINE. ALSO INCLUDES ALL RIGHTS TO THE RIVER BOTTOM BETWEEN THE SIDE LLNES OF THE ABOVE PARCEL EXTENDED TO THE CENTERLINE THREAD OF CRYSTAL RIVER.

TOGETHER WITH AND SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT, BEING A STRIP OF LAND FIFTEEN (15) FEET IN WIDTH AND LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCLNG AT THE WEST 1/4 CORNER OF SAID SECTION 23;

THENCE SOUTH 89°17'12" EAST, 620.14 FEET, ALONG THE EAST-WEST 1/4 LLNE OF SAID SECTION 23;

THENCE SOUTH 42°45'45" WEST, 325.79 FEET, ALONG THE CENTERLINE OF M-22;

THENCE SOUTH 47°01'12" EAST, 33.00 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22;

THENCE NORTH 42°45'45" EAST, 3.50 FEET, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22, TO THE POINT OF BEGINNING;

THENCE SOUTH 47°01'14" EAST, 31.80 FEET;

THENCE 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 90°00'00", AND THE LONG CHORD OF WHICH BEARS SOUTH 02°01'11" EAST A DISTANCE OF 21.21 FEET; THENCE SOUTH 42°58'46" WEST, 51.10 FEET, TO THE POINT OF ENDING OF SAID 15 FOOT WIDE ACCESS EASEMENT CENTERLINE.

THE SIDELINES OF SAID 15 FOOT WIDE EASEMENT ARE TO BE EXTENDED OR SHORTENED ADJACENT TO THE POINT OF BEGINNING TO BE COINCIDENTAL WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF M-22, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC ACROSS THE NORTHERLY PORTION OCCUPIED BY M-22. BEING SUBJECT TO ANY OTHER RESTRICTIONS OR EASEMENTS OF RECORD, IF ANY.

FORMERLY GA 229 L233 P260 L238 P39\ PRT OF NW 1/4 OF SW 1/4 COM W 1/4 POST TH E 594.00 FT TH S 42 DEG 02' W 340.00 FT TH S 47 DEG 58' E 19.30 FT TO C/L M22 TH S 47 DEG 58' E 33.00 FT TO SELY LN M22 TH S 42 DEG 02' W ALG SD SELY LN 5 FT FOR POB TH S 42 DEG 02' W ALG ELY R/W LNM-22 117.00 FT TH N 47 DEG 58' W 33 FT TO C/L ST HWY M-22 TH S 42 DEG 02' W ALGSD C/L 100 FT TH S 47 DEG 58' E 82 FT M/L TO SHR CRYSTAL RIVER TH NELY ALG SHRTO A POINT S 47 DEG 58' E OF POB TH N 47 DEG 58' W TO POB INCLUDES ALL RIGHTS TO RIVER BOTTOM SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth | Front  | Depth  | Rate                    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|-------|--------|--------|-------------------------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 68.68 | 0.7923 | 0.6303 | 3400                    | 100   |                         | 169,815 |
| B 100' @ 3400/                          | 153.71   | 68.68 | 0.7923 | 0.6303 | 3400                    | 50    | SURPLUS: ZONING & DEPTH | 130,511 |
| 254 Actual Front Feet, 0.40 Total Acres |          |       |        |        | Total Est. Land Value = |       |                         | 300,326 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 39.66 | 120  | 0      | 0          |

Parcel Number: 45-006-123-024-00

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## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1967

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 2121 SF Floor Area = 4100 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 988   |          |            |
| 1 Story | Siding   | Crawl Space | 1,133 |          |            |
| 1 Story | Siding   | Overhang    | 915   |          |            |
| 1 Story | Siding   | Overhang    | 76    |          |            |
| Total:  |          |             |       | 597,352  | 358,412    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,282 |
| 3 Fixture Bath     | 2 | 13,432 | 8,059 |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 5,541  | 3,325  |
| 2000 Gal Septic      | 2 | 21,759 | 13,055 |
| Water Well, 100 Feet | 1 | 6,514  | 3,908  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 864 | 41,913 | 25,148 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,838 |
| Door Opener         | 2   | 1,343  | 806    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 7,952 | 4,771 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,150 |
|------------------|---|-------|-------|

## Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 18 | 569 | 341 |
|-----|----|-----|-----|

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1640 | 22,583 | 13,550 |
|--------------|------|--------|--------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 724,948 434,970

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 956,934

2026 Est. T.C.V. 006-123-024-00 = 1,262,260

Est. TCV/Total Floor Area = 307.87, Most recent sale 09/16/2024 for 1,395,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 553,100       | 553,100    | 553,100 | 553,100      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 9,100         | 68,900     | 0       | 9,100        | 14,933         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 631,100       | 631,100    | 631,100 | 577,133      | 577,133        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-025-00   | 2026 Est. T.C.V.    | MEYERS RUSSELL D III TRUST |
| Property Class: 401 |                     | 5550 W RIVER RD            |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L348 P152 L381 P640/94 L479 P679 L541 P228 L549 P400/00 L661 P551/02 L835  
P700/04 PRT SW 1/4 COM W 1/4 COR TH S 1 DEG 21' 30" W ALG W SEC LN 201.48 FT TH  
S 89 DEG 16' 15" E 194.29 FT TH S 43 DEG 19' 25" W 50.34 FT FOR POB TH S 47 DEG  
09' 25" E 150.10 FT TH S 42 DEG 55' 0" W ALG NWLY LN OF HWY M-22 90.75 FT TH N  
47 DEG 09' 25" W 150.75 FT TH N 43 DEG 19' 25" E 90.75 FT TO POB SEC 23 T29N  
R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/        | 95.00    | 150.00      | 1.0129 | 0.7663 | 3400       | 100   |              | 250,710 |
| 95 Actual Front Feet, | 0.33     | Total Acres |        |        | Total Est. |       | Land Value = | 250,710 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good       | Cash Value |
|-----------------------------------|-------|------|--------------|------------|
| Wood Frame                        | 35.72 | 64   | 50           | 1,143      |
| Total Estimated Land Improvements |       | True | Cash Value = | 1,143      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C -5 Blt 1986

(11) Heating System: Electric Baseboard

Ground Area = 732 SF Floor Area = 732 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior  | Foundation | Size | Cost New | Depr. Cost |
|---------|-----------|------------|------|----------|------------|
| 1 Story | Pine Logs | Slab       | 480  |          |            |
| 1 Story | Siding    | Slab       | 252  |          |            |
|         |           | Total:     |      | 105,740  | 68,721     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 200 | 4,062 | 2,640 |
| Treated Wood | 97  | 2,474 | 1,608 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 523 | 22,855 | 14,856 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,659 |
|------------|---|-------|-------|

##### Porches

|               |    |     |     |
|---------------|----|-----|-----|
| WCP (1 Story) | 16 | 939 | 610 |
|---------------|----|-----|-----|

|         |         |         |
|---------|---------|---------|
| Totals: | 154,006 | 100,094 |
|---------|---------|---------|

Notes: CONVERTED GARAGE

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 220,207 |
|----------------------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-123-025-00 | = | 472,060 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 644.89, Most recent sale 05/26/2016 for 190,000

|               |      |        |              |     |
|---------------|------|--------|--------------|-----|
| 2025 Assessed | MBOR | S.E.V. | Base for Cap | IRM |
|---------------|------|--------|--------------|-----|



Parcel Number: 45-006-123-025-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 221,500  | 221,500        | 221,500 | 101,060   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 14,500         | 0       | 0         | 2,728          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 236,000  | 236,000        | 236,000 | 103,788   | 103,788        | 103,788 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-123-027-00   | 2026 Est. T.C.V.    | STEWART VICKI L LIVING TRUST |
| Property Class: 402 |                     | W RIVER RD                   |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L854 P855/05 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 POST TH E 619.98 FT TO C/L ST  
 HWY M-22 TH S 42 DEG 02' W ALG C/L 579.40 FT FOR POB TH CONT ALG C/L S 42 DEG  
 02' W 253.76 FT M/L TO W SEC LN TH S 0 DEG 24' W 149.9 FT TO SHR CRYSTAL RIVER  
 TH NELY ALG SHR 366 FT M/L TO PT ON SD SHR LYING S 47 DEG 43' 30" E 86.37 FT  
 FROM POB TH N 47 DEG 43' 30" W 86.37 FT TO POB SEC 23 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | LIMITED USE |            |                         |         |
|-----------------------------------------|----------|-------------|--------|-------------|------------|-------------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth       | Rate %Adj. | Reason                  | Value   |
| C 100' @ 2000/                          | 100.00   | 86.00       | 0.7230 | 0.6668      | 2000 100   | NO DEPTH                | 96,419  |
| E 100' @ 800/                           | 266.00   | 86.00       | 0.6350 | 0.5670      | 800 50     | SURPLUS: ZONING 100 FT  | 38,311  |
| 366 Actual Front Feet, 0.72 Total Acres |          |             |        |             |            | Total Est. Land Value = | 134,730 |

2026 Est. T.C.V. 006-123-027-00 = 134,730

Est. TCV/Total Floor Area = 184.06

|                         |         |        |              |                |         |
|-------------------------|---------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |
| 78,700                  | 78,700  | 78,700 | 25,193       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | -11,300 | 0      | 0            | 680            | 0       |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 67,400                  | 67,400  | 67,400 | 25,873       | 25,873         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-027-20   | 2026 Est. T.C.V.    | MEYERS RUSSELL D III TRUST |
| Property Class: 402 |                     | W RIVER RD                 |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L541 P228 L549 P400/00 L661 P551/02 L835 P700/04 PRT NW 1/4 OF SW 1/4 SEC 23 COM  
W 1/4 COR SD SEC TH E ALG E-W 1/4 LN 619.98 FT TO C/L M-22 TH S 42 DEG 02' W  
579.40 FT TO POB TH CONT ALG SAME LN S 42 DEG 11' 00" W 100 FT TH S 47 DEG 43'  
30" E 86.37 FT TO INTERMEDIATE SHORELINE TRAVERSE OF CRYSTAL RIVER TH N 39 DEG  
40' 53" E 100.10 FT ALG SD LN TH N 47 DEG 58' W 82 FT TO C/L M-22 & POB SEC 23  
T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | ACCESS SITE |                         |        |
|-----------------------------------------|----------|-------------|--------|-------------|-------------------------|--------|
| Description                             | Frontage | Depth       | Front  | Depth       | Rate %Adj. Reason       | Value  |
| E 100' @ 800/                           | 100.00   | 82.00       | 1.0000 | 0.5577      | 800 100                 | 44,612 |
| 100 Actual Front Feet, 0.19 Total Acres |          |             |        |             | Total Est. Land Value = | 44,612 |

2026 Est. T.C.V. 006-123-027-20 = 44,612

Est. TCV/Total Floor Area = 60.95, Most recent sale 05/26/2016 for 190,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 31,300                  | 31,300 | 31,300    | 17,049         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -9,000 | 0         | 0              | 460         | 0       |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 22,300                  | 22,300 | 22,300    | 17,509         | 17,509      | 17,509  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-123-030-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W CRYSTAL VIEW DR |
| Map #: 39           | GLEN ARBOR TOWNSHIP | ,                 |

L272 P971 L313 P626-629/90 L813 P322/04 L832 P487-493/04 L837 P419/04 2005 DESCR  
 REVISED (REF: PRT ADDED TO 006-123-020-00) TRACT 40-172 PRT NE 1/4 OF SW 1/4 SEC  
 23 COM AT SW SEC COR TH S 88 DEG 44'19" E ALG S SEC LN 1323.64 FT TO W 1/8 LN TH  
 N 01 DEG 42'54" E ALG W 1/8 LN 1320.11 FT TO S 1/8 LN & POB TH CONT N 01 DEG  
 46'48" E ALG W 1/8 LN 894.33 FT TH S 88 DEG 47'10" E 1119.42 FT TH S 02 DEG  
 09'14" W 894.41 FT TO S 1/8 LN TH N 88 DEG 47'10" W ALG S 1/8 LN 1113.59 FT TO  
 POB SEC 23 T29N R14W. 22.92 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front        | Depth | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------|--------------|-------|------------|-------|--------------|---------|
| EXEMPT PARK LAND |          |       | 39.000 Acres |       | 10,000     | 100   |              | 390,000 |
|                  |          | 39.00 | Total Acres  |       | Total Est. |       | Land Value = | 390,000 |

|                             |                                          |        |              |
|-----------------------------|------------------------------------------|--------|--------------|
| 2026 Est. T.C.V.            | 006-123-030-00                           | =      | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 12/28/2004 for 10 |        |              |
| 2025 Assessed               | MBOR                                     | S.E.V. | Base for Cap |
| 0                           | 0                                        | 0      | 0            |
|                             |                                          |        | 2.70         |
| 2026                        | New Eq. Adjustment                       | Loss   | Additions    |
| 0                           | 0                                        | 0      | 0            |
|                             |                                          |        | 0            |
| 2026 Assessed               | MBOR                                     | S.E.V. | Capped       |
| 0                           | 0                                        | 0      | 0            |
|                             |                                          |        | ->Taxable<-  |
|                             |                                          |        | PRE/MBT      |
|                             |                                          |        | 0            |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-031-00   | 2026 Est. T.C.V.    | AYOTTE LAWRENCE X JR TRUST |
| Property Class: 401 |                     | 5941 W BAY LN              |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

2021009317, L1P474 (AS SURVEYED) A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 89°49'20" E 214.46 FEET (RECORDED AS SOUTH 89°16'15" EAST 214.50 FEET) ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 1/4 LINE. NORTH 89°49'20" EAST, 162.92 FEET (RECORDED AS 162.53 FEET); THENCE SOUTH 42°26'01" WEST, 192.08 FEET (RECORDED AS SOUTH 43°19'25" WEST 191.66 FEET); THENCE SOUTH 87°55'38" WEST, 33.26 FEET (RECORDED AS SOUTH 88°22' WEST 33.29 FEET) THENCE NORTH 00°01'57" WEST, 142.46 FEET (RECORDED AS NORTH 00°52'45" EAST 142.46 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF BAY LANE. SUBJECT TO AND TOGETHER WITH ALL OTHER AGREEMENTS, EASEMENTS AND :RESERVATIONS OF :RECONL, IF ANY. ALSO, SWVEYED AND DESCRIBED AS FOLLOWS IN SURVEY BY WM. B. BATZER. LAND SURVEYOR NO. 13026. FILE NO. 93080, DATED JULY 29, 1993, CORRECTED ON SEPTEMBER 7 1993: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN. MORE FULLY DESCRIBED AS: COMMENCING AT THE WESTQUARTERCONER OF SAID SECTION 23; THENCE ALONG THE EAST AND WEST QUARTER LINE SOUTH 89°16'15" EAST, 214.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER LINE. SOUTH 89°16'15" EAST, 162.53 FEET; THENCE SOUTH 43°19'25" WEST, 191.66 FEET; THENCE SOUTH 88°22' WEST, 33.29 FEET, THENCE NORTH 00°52'45" EAST, 142.46 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING: ANY RIGHTS. TITLE, INTEREST OR CLAIM THEREOF TO ANY PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS. ROADS OR HIGHWAYS.

L375 P221/93 L614 P45/01 L10 P472 A PARCEL OF LAND IN SEC 23 T29N R14W COMM AT THE W 1/4 COR OF SD SEC 23 TH N 89 DEG 49'20" E 214.46 FT ALG TH E-W 1/4 LN TO TH POB TH CONT ALG SD 1/4 LN N 89 DEG 49'20" E 162.92 FT TH S 42 DEG 26'01" W 192.08 FT TH S 87 DEG 55'38" W 33.26 FT TH N 00 DEG 01'57" W 142.46 FT TO TH POB CONTAINS .31 AC M/L

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          |        |        | IRREGULAR SHAPE |                   |                                |
|-----------------------------------------|----------|--------|--------|-----------------|-------------------|--------------------------------|
| Description                             | Frontage | Depth  | Front  | Depth           | Rate %Adj. Reason | Value                          |
| E 100' @ 800/                           | 100.00   | 135.04 | 1.0000 | 0.6640          | 800 100           | 53,122                         |
| 100 Actual Front Feet, 0.31 Total Acres |          |        |        |                 |                   | Total Est. Land Value = 53,122 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size % Good | Cash Value |
|---------------------------|-------|-------------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 31 50       | 535        |
| D/W/P: Crushed Rock       | 2.31  | 480 0       | 0          |
| Wood Frame                | 27.71 | 139 50      | 1,926      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1 95        | 1,425      |
| Total Estimated Land Improvements True Cash Value = |          |             | 3,886      |

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 2 STORY | Cls C | Blt 2002 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Heat & Cool  
 Ground Area = 292 SF Floor Area = 1473 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 292    |          |            |
| 1 Story | Siding   | Overhang    | 889    |          |            |
|         |          |             | Total: | 162,060  | 129,649    |

#### Other Additions/Adjustments

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 3,654 |
|----------------|---|-------|-------|

#### Water/Sewer

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|                                                          |     |         |         |
|----------------------------------------------------------|-----|---------|---------|
| 1000 Gal Septic                                          | 1   | 4,782   | 3,826   |
| Water Well, 100 Feet                                     | 1   | 5,847   | 4,678   |
| Porches                                                  |     |         |         |
| WGEP (2 Story)                                           | 96  | 16,233  | 12,986  |
| WCP (1 Story)                                            | 35  | 2,693   | 2,154   |
| WPP                                                      | 175 | 4,583   | 3,666   |
| Garages                                                  |     |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |
| Base Cost                                                | 889 | 40,272  | 32,218  |
| Common Wall: 1 Wall                                      | 1   | -2,640  | -2,112  |
| Door Opener                                              | 1   | 537     | 430     |
| Built-Ins                                                |     |         |         |
| Appliance Allow.                                         | 1   | 2,767   | 2,214   |
| Fireplaces                                               |     |         |         |
| Direct-Vented Gas                                        | 1   | 3,022   | 2,418   |
| Totals:                                                  |     | 244,723 | 195,781 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 430,718

|                                                                            |         |           |                |
|----------------------------------------------------------------------------|---------|-----------|----------------|
| 2026 Est. T.C.V. 006-123-031-00                                            |         | =         | 487,726        |
| Est. TCV/Total Floor Area = 331.11, Most recent sale 11/15/2001 for 67,500 |         |           |                |
| 2025 Assessed                                                              | MBOR    | S.E.V.    | Base for Cap   |
| 220,000                                                                    | 220,000 | 220,000   | 178,669        |
| 2026 New Eq. Adjustment                                                    | Loss    | Additions | Tax Adjustment |
| 0                                                                          | 23,900  | 0         | 4,824          |
| 2026 Assessed                                                              | MBOR    | S.E.V.    | Capped         |
| 243,900                                                                    | 243,900 | 243,900   | 183,493        |
|                                                                            |         |           | ->Taxable<-    |
|                                                                            |         |           | 183,493        |
|                                                                            |         |           | PRE/MBT        |
|                                                                            |         |           | 183,493        |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-032-01   | 2026 Est. T.C.V.    | ORIEL PATRICK J & SHARON L |
| Property Class: 402 |                     | W TREESONG LN              |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L861P748 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS  
FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°16'15" EAST, 1322.23 FEET, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 23, TO THE WEST EIGHTH CORNER OF SAID SECTION 23; THENCE SOUTH 01°20'05" WEST, 996.46 FEET, ALONG THE WEST EIGHTH LINE OF SAID SECTION 23; THENCE NORTH 56°42'15" WEST, 413.09 FEET; THENCE SOUTH 41°53'25" WEST, 200.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 41°49'50" WEST, 200.00 FEET; THENCE NORTH 56°43'03" WEST, 349.75 FEET, (PREVIOUSLY RECORDED AS NORTH 56°45'50" WEST, 350.00 FEET) TO A POINT ON A SHORELINE TRAVERSE LINE; THENCE NORTH 42°24'38" EAST, 200.00 FEET, ALONG A SHORELINE TRAVERSE LINE; THENCE SOUTH 56°45'28" EAST, 347.88 FEET, (PREVIOUSLY RECORDED AS SOUTH 56°45'10" EAST, 348.07 FEET) TO THE POINT OF BEGINNING. INCLUDING ALL RIGHTS TO THE RIVER BOTTOM BETWEEN THE SIDELINES OF THE ABOVE DESCRIBED PARCEL EXTENDED TO THE CENTER LINE THREAD OF THE SAID EASTERLY BRANCH OF THE CRYSTAL RIVER. TOGETHER WITH A PRIVATE ROAD EASEMENT 33.00 FEET WIDE, AS DESCRIBED IN LIBER 147, PAGE 206, LIBER 149, PAGE 341, AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER AN EXISTING ROAD, AS DESCRIBED IN LIBER 176, PAGE 585, LIBER 197, PAGE 519, AND LIBER 267, PAGE 817.

L286 P373 L382 P747/94 L861 P748/05 L867 P698/05 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR TH E ALG E-W 1/4 LN 1322.23 FT TO W 1/8 COR TH ALG W 1/8 LN S 01 DEG 20' 05" W 996.46 FT TH N 56 DEG 44' 25" W 412.99 FT TH S 41 DEG 53' 25" W 200 FT FOR POB TH CONT S 41 DEG 53' 25" W 200 FT TH N 56 DEG 45' 50" W 350 FT TO C/L CRYSTAL RIVER TH ALG C/L CRYSTAL RIVER 190 FT M/L TH S 56 DEG 45' 10" E 348 FT M/L TO POB TOGETHER WITH EASEMENT SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value       |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|-------------|
| B 100' @ 3400/                          | 100.00   | 348.48 | 0.8409 | 0.9461 | 3400 | 100   |                         | 270,485     |
| B 100' @ 3400/                          | 100.00   | 348.48 | 0.8409 | 0.4214 | 3400 | 50    | SURPLUS: ZONING         | 100' 60,247 |
| 100 Actual Front Feet, 1.60 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 330,732     |

2026 Est. T.C.V. 006-123-032-01 = 330,732

Est. TCV/Total Floor Area = 224.53, Most recent sale 12/08/2017 for 198,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 170,200                 | 170,200 | 170,200 | 73,883       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -4,800  | 0       | 0            | 1,994          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 165,400                 | 165,400 | 165,400 | 75,877       | 75,877         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-032-20   | 2026 Est. T.C.V.    | HUMPHREY TYLER R     |
| Property Class: 401 |                     | 5794 W TREESONG LN   |
| Map #: 40           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L267 P817 L197 P519 PRT OF SW 1/4 COM W 1/4 COR TH ALG E & W 1/4 LN S 89 DEG 16' 15" E 1322.23 FT TO W 1/8 COR TH ALG W 1/8 LN S 01 DEG 20' 05" W 996.46 FT TH N 56 DEG 42' 15" W 413.09 FT FOR POB TH CONT N 56 DEG 42' 15" W 350 FT TO SHR CRYSTAL RIVER TH ALG SHR S 41 DEG 20' 00" W 200 FT TH S 56 DEG 45' 10" E 348.07 FT TH N 41 DEG 53' 25" E 200 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | 200*350 |                         |                               |
|-----------------------------------------|----------|-------------|--------|---------|-------------------------|-------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth   | Rate %Adj.              | Reason Value                  |
| B 100' @ 3400/                          | 100.00   | 350.00      | 0.8409 | 0.9471  | 3400 100                | 270,780                       |
| B 100' @ 3400/                          | 100.00   | 350.00      | 0.8409 | 0.4224  | 3400 50                 | SURPLUS: ZONING 100 FT 60,383 |
| 100 Actual Front Feet, 1.61 Total Acres |          |             |        |         | Total Est. Land Value = | 331,162                       |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 1728 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1990

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1310 SF Floor Area = 1310 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,310  |          |            |
|         |          |             | Total: | 194,243  | 155,409    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| Separate Shower    | 1 | 1,336 | 1,069 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 104 | 6,648 | 5,318 |
| WCP (1 Story)  | 80  | 4,578 | 3,662 |

##### Deck

|                       |    |       |       |
|-----------------------|----|-------|-------|
| Treated Wood          | 49 | 1,712 | 1,370 |
| Treated Wood          | 17 | 776   | 621   |
| w/Roof (Roof portion) | 20 | 450   | 360   |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 22,524 | 18,019 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,746 |
| Door Opener         | 2   | 1,075  | 860    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,270 |
|------------------|---|-------|-------|

##### Local Cost Items



Parcel Number: 45-006-123-032-20

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|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 255,913 | 204,746 |
|---------|---------|---------|

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 450,441

2026 Est. T.C.V. 006-123-032-20 = 784,103

Est. TCV/Total Floor Area = 598.55, Most recent sale 09/12/2021 for 470,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 359,000                 | 359,000 | 359,000   | 217,246        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 33,100  | 0         | 5,865          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 392,100                 | 392,100 | 392,100   | 223,111        | 223,111     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-123-033-00   | 2026 Est. T.C.V.    | SHROYER MICHAEL MURRAY II & |
| Property Class: 401 |                     | 5780 W TREESONG LN          |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L240 P455/83 L311 P883/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC TH  
 ALG E-W 1/4 LN S 89 DEG 16' 15" E 1322.23 FT TO W 1/8 COR TH ALGW 1/8 LN S 01  
 DEG 20' 05" W 526.43 FT TO POB TH N 56 DEG 30' 40" W TO SHR CRYSTALRIVER TH S 33  
 DEG 36' 20" W ALG SHR 240.18 FT TH S 56 DEG 42' 15" E 665.70 FT TH N 01 DEG 20'  
 05" E 277.4 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                                                 |          | * Factors * |        | 240*660 |                        |              |
|-----------------------------------------------------------------|----------|-------------|--------|---------|------------------------|--------------|
| Description                                                     | Frontage | Depth       | Front  | Depth   | Rate %Adj.             | Reason Value |
| B 100' @ 3400/                                                  | 100.00   | 660.00      | 0.8034 | 1.1098  | 3400 100               | 303,172      |
| B 100' @ 3400/                                                  | 140.00   | 660.00      | 0.8034 | 1.1098  | 3400 50 EXCESS&SURPLUS | 212,221      |
| 240 Actual Front Feet, 3.64 Total Acres Total Est. Land Value = |          |             |        |         |                        | 515,393      |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 720  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31     | 1800 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1969

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,280 |          |            |
| Total:  |          |            |       | 192,966  | 135,067    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,652 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 128 | 12,282 | 8,597 |
|----------------|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 365 | 6,041 | 4,229 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 864 | 29,307 | 20,515 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 3   | 1,612  | 1,128  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
| Wood Stove       | 1 | 2,552 | 1,786 |

Totals: 272,051 190,427

Notes:

Parcel Number: 45-006-123-033-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 418,939

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-123-033-00                                             | =       | 936,832   |
| Est. TCV/Total Floor Area = 731.90, Most recent sale 11/22/2021 for 735,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 441,600                                                                     | 441,600 | 441,600   |
|                                                                             |         | 219,946   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 26,800  | 0         |
|                                                                             |         | 5,938     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 468,400                                                                     | 468,400 | 468,400   |
|                                                                             |         | 225,884   |
|                                                                             |         | 225,884   |
|                                                                             |         | 0         |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-033-10   | 2026 Est. T.C.V.    | SHIELDS EDWARD P & LAURA A |
| Property Class: 401 |                     | 5788 W TREESONG LN         |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

2009 TENANTS IN COMMON (1004/30) LADYBIRD DEED L458 P212/97 L899 P25/06 PRT NW  
 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN S 89 DEG 16' 15" E  
 1322.23 FT TO W 1/8 COR TH ALG W 1/8 LN S 01 DEG 20' 05" W 807.89 FT TO POB TH N  
 56 DEG 42' 15" W 665.70 FT TO SHR CRYSTAL RIVER TH ALG SD SHR S 32 DEG 25' 35" W  
 160 FT TH S 56 DEG 42' 15" E 763.09 FT TO W 1/8 LN TH ALG SD LN N 01 DEG 20' 05"  
 E 188.57 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                        |          | * Factors * |        | 160*700 |                         |       |                        |
|----------------------------------------|----------|-------------|--------|---------|-------------------------|-------|------------------------|
| Description                            | Frontage | Depth       | Front  | Depth   | Rate                    | %Adj. | Reason                 |
| B 100' @ 3400/                         | 100.00   | 700.00      | 0.8891 | 1.0228  | 3400                    | 100   |                        |
| B 100' @ 3400/                         | 60.00    | 700.00      | 0.8891 | 1.1263  | 3400                    | 50    | SURPLUS: ZONING 100 FT |
| 60 Actual Front Feet, 2.57 Total Acres |          |             |        |         | Total Est. Land Value = |       | 411,338                |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 47.90 | 53   | 0      | 0          |
| D/W/P: 4in Concrete | 7.10  | 2700 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C 5 Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1456 SF Floor Area = 2744 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,456 |          |            |
| 1 Story   | Siding   | Overhang    | 560   |          |            |
| Total:    |          |             |       | 330,942  | 264,761    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 150 Feet | 1 | 8,608 | 6,886 |

##### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 416 | 5,246 | 4,197 |
| Pine w/Roof (Roof portion) | 416 | 6,386 | 5,109 |
| Treated Wood               | 30  | 1,323 | 1,058 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 860    |
| Base Cost   | 1120 | 39,782 | 31,826 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

##### Lump Sum Items

|           |  |   |   |
|-----------|--|---|---|
| GENERATOR |  | 0 | 0 |
|-----------|--|---|---|

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 Totals: 414,552 331,650

Notes: BOCA

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 729,630

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 2026 Est. T.C.V. 006-123-033-10 = 1,143,468

Est. TCV/Total Floor Area = 416.72, Most recent sale 10/05/2017 for 368,300

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 516,700       | 516,700        | 516,700 | 241,095      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 55,000         | 0       | 0            | 6,509          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 571,700       | 571,700        | 571,700 | 247,604      | 247,604        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-123-034-00   | 2026 Est. T.C.V.    | SOLLER ERIC & STEPHANIE |
| Property Class: 401 |                     | 5757 W TREESONG LN      |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L276 P521 L521 P802/99 PRT NW 1/4 OF SW 1/4 COM W 1/4 POST SEC TH E 1075.23 FT  
TO POB TH E 246.97 FT TH S 526.43 FT TH N 56 DEG 30' 40" W TO BANK CRYSTAL RIV  
TH N 33 DEG 36' 20" E ALG BANK 300 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | 300*250 |                         |                                 |
|-----------------------------------------|----------|-------------|--------|---------|-------------------------|---------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth   | Rate %Adj.              | Reason Value                    |
| A 100' @ 7000/                          | 100.00   | 250.00      | 0.7598 | 0.8707  | 7000 100                | 463,106                         |
| E 100' @ 800/                           | 200.00   | 250.00      | 0.6808 | 0.8238  | 800 50                  | SURPLUS: ZONING 100' R-4 44,865 |
| 300 Actual Front Feet, 1.72 Total Acres |          |             |        |         | Total Est. Land Value = | 507,971                         |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 2352 | 0      | 0          |
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,210      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-10 Blt 1973

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1639 SF Floor Area = 1639 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,639  |          |            |
|         |          |             | Total: | 209,101  | 135,931    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 25  | 773    | 502    |
| WGEP (1 Story) | 320 | 22,733 | 14,776 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 200 | 4,062 | 2,640 |
| Treated Wood | 40  | 1,571 | 1,021 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 2 | 5,105 | 3,318 |
|------------|---|-------|-------|

Totals: 265,815 172,794

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 380,147

2026 Est. T.C.V. 006-123-034-00 = 892,328

Est. TCV/Total Floor Area = 544.43, Most recent sale 07/28/2021 for 530,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 356,100       | 356,100 | 356,100 | 210,492      | 2.70 |

Parcel Number: 45-006-123-034-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 90,100         | 0       | 0         | 5,683          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 446,200  | 446,200        | 446,200 | 216,175   | 216,175        | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-123-035-00   | 2026 Est. T.C.V.    | BROTSCHUL STEPHEN J III & AMY A |
| Property Class: 401 |                     | 5779 W CRYSTAL VIEW RD          |
| Map #: 40           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

BEG IN CEN OF CO HWY AT A PT 769 FT E OF W 1/4 POST SEC 23 TH S 32 1/2 DEG W ALG BANK CRYSTAL R 132.3 FT S 43 DEG E 93.8 FT TO PT 8.5 FT W OF CEN OF PRIVATE ROAD N 33 DEG E 229.7 FT TO CEN CO HWY N 86 DEG W 113.2 FT ALG HWY TO BEG SEC 23 T29N R1JW .25 A.

## Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | 132 ACTUAL FRONTAGE |                           |         |
|-----------------------------------------|----------|-------------|--------|---------------------|---------------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth               | Rate %Adj. Reason         | Value   |
| B 100' @ 3400/                          | 100.00   | 103.00      | 0.9329 | 0.6976              | 3400 100                  | 221,270 |
| B 100' @ 3400/                          | 32.00    | 103.00      | 0.9329 | 0.6976              | 3400 50 SURPLUS & CNR M22 | 35,403  |
| 132 Actual Front Feet, 0.31 Total Acres |          |             |        |                     | Total Est. Land Value =   | 256,673 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| D/W/P: 3.5 Concrete                                 | 6.28     | 29 0        | 0          |
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1 100       | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |             | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1931

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1509 SF Floor Area = 1509 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Mich Bsmnt. | 724  |          |            |
| 1 Story | Siding   | Mich Bsmnt. | 785  |          |            |
| Total:  |          |             |      | 185,691  | 92,021     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 544   |
| 3 Fixture Bath     | 1 | 3,794 | 1,707 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,013 |
| Water Well, 100 Feet | 1 | 5,522 | 2,485 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 174 | 4,061 | 1,827 |
|-----|-----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 160 | 3,438 | 1,547 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 870 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 5,876 | 2,644 |
|------------------|---|-------|-------|

Totals: 215,998 97,197

Notes: 1/7/2015 SOME REPAIRS 2014 SEE 2014 MISSING PERMIT DETAILS. PART OF A 5 YR PLAN. - TIM

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 213,834

2026 Est. T.C.V. 006-123-035-00 = 472,007

Est. TCV/Total Floor Area = 312.79, Most recent sale 05/22/2013 for 207,000

|                         |         |           |                |        |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
| 222,800                 | 222,800 | 222,800   | 123,769        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |
| 0                       | 13,200  | 0         | 3,341          | 0      |  |



Parcel Number: 45-006-123-035-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 236,000       | 236,000 | 236,000 | 127,110 | 127,110     | 127,110 |

---

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-036-00   | 2026 Est. T.C.V.    | GLEN ARBOR 22 LLC    |
| Property Class: 401 |                     | 5921 W RIVER RD      |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P428 L484 P477/98 COM AT THE NW COR OF THE SW 1/4 OF SEC 23 TH E 36 RODS TH W 43 1/4 DEG S 16 RODS TH N 47 DEG W 10 RODS TH E 43 1/4 DEG N 8 RODS TH S 47 DEG E 10 RODS TH W 43 1/4 DEG TH S 8 RODS TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | DRAINFIELD FOR ADJ PIN |                                |         |
|-----------------------------------------|----------|-------------|--------|------------------------|--------------------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth                  | Rate %Adj. Reason              | Value   |
| C 100' @ 2000/                          | 100.00   | 165.00      | 0.9329 | 0.7848                 | 2000 100                       | 146,432 |
| C 100' @ 2000/                          | 32.00    | 165.00      | 0.9329 | 0.7848                 | 2000 50 SURPLUS: ZONING 100 FT | 23,429  |
| 132 Actual Front Feet, 0.50 Total Acres |          |             |        |                        | Total Est. Land Value =        | 169,861 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 500  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1249 SF Floor Area = 1249 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,249  |          |            |
|         |          |             | Total: | 191,371  | 187,557    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,422 |
| 3 Fixture Bath     | 1 | 4,567 | 4,476 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,686 |
| Water Well, 100 Feet | 1 | 5,847 | 5,730 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 128 | 6,264 | 6,139 |
| WPP           | 112 | 3,378 | 3,310 |
| WPP           | 114 | 3,423 | 3,355 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 434 | 6,762 | 6,627 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,712 |
|------------------|---|-------|-------|

Totals: 230,612 226,014

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 497,231

2026 Est. T.C.V. 006-123-036-00 = 668,592

Est. TCV/Total Floor Area = 535.30, Most recent sale 03/19/2011 for 206,380

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 291,200                 | 291,200 | 291,200   | 205,298        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 43,100  | 0         | 5,543          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 334,300                 | 334,300 | 334,300   | 210,841        | 210,841     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-123-036-10   | 2026 Est. T.C.V.    | CRYSTAL VIEW ENTERPRISES LLC |
| Property Class: 402 |                     | W RIVER RD                   |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

GA 236-1 L282 P844 L398 P213-216/94 PRT SW 1/4 COM W 1/4 COR SD SEC TH ALG W SEC  
 LN S 1 DEG 21' 30" W 201.48 FT TH S 89 DEG 16' 15" E 194.29 FT TO POB TH N 43  
 DEG 19' 25" E 147.66 FT TH S 47 DEG 09' 25" E 181.69 FT TO NWLY C/L ST HWY M-22  
 TH ALG SD C/L S 42 DEG 55' 00" W 198 FT TH N 47 DEG 09' 25" W 183.10 FT TH N 43  
 DEG 19' 25" E 50.34 FT TO POB SEC 23 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| C 100' @ 2000/         | 100.00   | 150.00      | 0.8430 | 0.7663 | 2000       | 100   |                        | 129,201 |
| C 100' @ 2000/         | 98.00    | 150.00      | 0.8430 | 0.7663 | 2000       | 50    | SURPLUS: ZONING 100 FT | 63,308  |
| 198 Actual Front Feet, | 0.68     | Total Acres |        |        | Total Est. |       | Land Value =           | 192,509 |

2026 Est. T.C.V. 006-123-036-10 = 192,509

Est. TCV/Total Floor Area = 154.13, Most recent sale 09/16/2024 for 1,395,000

|               |                |        |              |                |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
| 96,300        | 96,300         | 96,300 | 96,300       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0      | 0            | 0              | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 96,300        | 96,300         | 96,300 | 98,900       | 96,300         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-123-037-00   | 2026 Est. T.C.V.    | GLEN ARBOR 22 LLC    |
| Property Class: 401 |                     | 5504 W RIVER RD      |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P428 L484 P477/98 PRT OF THE NW 1/4 OF SW 1/4 COM 594 FT E OF THE SW COR OF THE NW 1/4 TH S 43 1/4 DEG W 132 FT TH N 47 DEG W 165 FT TH E TO POB ALSO A STRIP OF LAND LYING NWLY OF RIVER AND SWLY OF M-22 132 FT ON THE RIVER SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/                         | 47.67    | 306.76 | 1.2035 | 0.9164 | 3400                    | 100   |        | 178,738 |
| 71 Actual Front Feet, 0.25 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 178,738 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Picket, 12-24                          | 20.91    | 40   | 0      | 0          |
| Dock: Light posts                                   | 47.90    | 32   | 50     | 766        |
| Wood Frame                                          | 25.96    | 180  | 50     | 2,336      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,602      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C -5 Blt 1900

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2080 SF Floor Area = 3040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 960  |          |            |
| 1 Story | Siding   | Crawl Space | 560  |          |            |
| 1 Story | Siding   | Mich Bsmnt. | 560  |          |            |
|         |          | Total:      |      | 352,687  | 233,673    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 168 | 7,683 | 4,994 |
| WPP           | 56  | 2,401 | 1,561 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 338 | 5,743 | 3,733 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 387,928 252,118

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 554,660

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-123-037-00                                             | = | 738,000 |
| Est. TCV/Total Floor Area = 242.76, Most recent sale 03/19/2011 for 206,390 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 323,400 323,400 323,400 138,655 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 45,600 0 0 3,743 0                                                        |   |         |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 369,000       | 369,000 | 369,000 | 142,398 | 142,398     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-123-038-00   | 2026 Est. T.C.V.    | GLEN LAKE PROPERTIES LLC & |
| Property Class: 401 |                     | 5787 W CRYSTAL VIEW RD     |
| Map #: 40           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L267 P196 L313 P969/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM 882.7 FT M/L E OF THE NW COR OF THE SW 1/4 FOR POB TH CONT E 114.54 FT TH S 34 DEG 48' 20" W 411.23 FT TH S 42 DEG 06'10" W 585.82 FT TH S 37 DEG 47'35" W 162.09 FT TH S 54 DEG 00'25" W 192.19 FT TH S 41 DEG 33'25" W 219.52 FT TH N 01 DEG 41' 55" E 226.79 FT TH N 56 DEG 50'35" E 174.38 FT TH N 31 DEG 10'45" E 158.42 FT TH N 39 DEG 08'35" E 286.4 FT TH N 56 DEG 59'20" E 137.88 FT TH N 41 DEG 54' 40" E 141.61 FT TH N 23 DEG 16'00" E 99.88 FT TH CONTINUING NELY ALG BANK OF CRYSTAL RIVER TO A PT WHICH IS S 32 DEG W 132.3 FT FROM C/L OF CO HWY TH S 43 DEG E 93.8 FT TH N 32 DEG 58'50" E 214.71 FT TO POB SEC 23 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                         | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------------|---------------------------------|
| B 100' @ 3400/                          | 113.93   | 148.35 | 0.7359 | 0.7642 | 3400 | 100   |                                | 217,852                         |
| E 100' @ 800/                           | 226.96   | 573.48 | 0.6510 | 1.1016 | 800  | 50    | SURPLUS: CONSERVATION EASEMENT | 65,104                          |
| 341 Actual Front Feet, 3.38 Total Acres |          |        |        |        |      |       |                                | Total Est. Land Value = 282,956 |

#### Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                      |          |   |    |       |
|----------------------|----------|---|----|-------|
| LAND IMPROVEMENTS 25 | 2,500.00 | 1 | 97 | 2,425 |
|----------------------|----------|---|----|-------|

|                                                     |  |  |  |       |
|-----------------------------------------------------|--|--|--|-------|
| Total Estimated Land Improvements True Cash Value = |  |  |  | 2,425 |
|-----------------------------------------------------|--|--|--|-------|

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 754 SF Floor Area = 942 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 754    |          |            |
|            |          |             | Total: | 134,206  | 107,368    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,826 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |
|----------------------|---|-------|-------|

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 264 | 10,072 | 8,058 |
|---------------|-----|--------|-------|

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 94 | 4,985 | 3,988 |
|---------------|----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |            |
|-----------|-----|--------|--------|------------|
| Base Cost | 317 | 14,664 | 14,664 | *100% Good |
|-----------|-----|--------|--------|------------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,418 |
|-------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 181,796 | 148,375 |
|---------|---------|---------|

Notes: NORTH WING

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 326,425 |
|----------------------------------------------------------------|---------|

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1996

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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1740 SF Floor Area = 1740 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,740 |          |            |
| Total:  |          |             |       | 231,233  | 171,113    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,074 |
| 3 Fixture Bath     | 2 | 9,133 | 6,758 |
| 2 Fixture Bath     | 1 | 3,056 | 2,261 |

## Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 214 | 11,513 | 8,520 |
| WGEF (1 Story) | 131 | 12,457 | 9,218 |
| WCP (1 Story)  | 15  | 1,132  | 838   |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 517 | 7,590 | 5,617 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 1,612  | 1,193  |
| Base Cost   | 1177 | 41,807 | 30,937 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,048 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 323,751 | 239,577 |
|---------|---------|---------|

Notes: SOUTH WING

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 527,069

2026 Est. T.C.V. 006-123-038-00 = 1,138,875

Est. TCV/Total Floor Area = 424.64, Most recent sale 10/17/2008 for 400,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 509,900                 | 509,900 | 509,900   | 314,047        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 59,500  | 0         | 8,479          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 569,400                 | 569,400 | 569,400   | 322,526        | 322,526     | 322,526 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | FARM RD              |
| Map #: 42           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L196 P968/78 L205 P535/78 L264 P258/86 L209 P836/79 L190 P944/77 L221 P220/81  
 L184 P83/76 L188 P892/77 NW 1/4 & NE 1/4 SEC 24 ALSO SE 1/4 OF SE 1/4 & ALL THAT  
 PRT GOVT LOT 1 LYING NELY OF CO HWY 616 ALSO ENTIRE NW 1/4 OF SE 1/4 SEC 24 SEC  
 24 T29N R14W 415.256 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth              | Front | Depth | Rate                         | %Adj. | Reason | Value     |
|---------------------------|----------|--------------------|-------|-------|------------------------------|-------|--------|-----------|
| VILLAGE AR >10 ACRES 50K/ |          | 415.26 Acres       | 50000 | 25    | WET RIVER - TUCKER LAKE AREA |       |        | 5,190,700 |
|                           |          | 415.26 Total Acres |       |       | Total Est. Land Value =      |       |        | 5,190,700 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-124-001-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-003-10   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     |                      |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L189 P827 5-9-77 PRT GOVT LOT 2 COM CEN POST TH S ON N & S 1/4 LN 1320 FT TO POB  
 TH W TO CEN LN CO HWY TH SELY ALG CEN LINE HWY TO INT WITH N & S 1/4 LINE SEC 24  
 TH N TO POB SEC 24 T29N R14W 0.592 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description          | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value  |
|----------------------|----------|-------|------------------|-------|-------|-------|-------------------------|--------|
| VILLAGE AR >10 ACRES | 50K/     |       | 0.59 Acres       |       | 50000 | 100   |                         | 29,600 |
|                      |          |       | 0.59 Total Acres |       |       |       | Total Est. Land Value = | 29,600 |

|                                 |      |        |                |
|---------------------------------|------|--------|----------------|
| 2026 Est. T.C.V. 006-124-003-10 |      | =      | 0              |
| Est. TCV/Total Floor Area =     | 0.00 |        |                |
| 2025 Assessed                   | MBOR | S.E.V. | Base for Cap   |
| 0                               | 0    | 0      | 0              |
|                                 |      |        | IRM            |
|                                 |      |        | 2.70           |
| 2026 New Eq. Adjustment         |      | Loss   | Additions      |
| 0                               | 0    | 0      | 0              |
|                                 |      |        | Tax Adjustment |
|                                 |      |        | 0              |
| 2026 Assessed                   | MBOR | S.E.V. | Capped         |
| 0                               | 0    | 0      | 0              |
|                                 |      |        | ->Taxable<-    |
|                                 |      |        | 0              |
|                                 |      |        | PRE/MBT        |
|                                 |      |        | 0              |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-124-005-00   | 2026 Est. T.C.V.    | WEICK MARK C & MARGARET L M TRUST |
| Property Class: 401 |                     | 5776 S DUNNS FARM RD              |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L426 P810 L526 P953 L644 P280 L651 P495&510/02 L703 P377/03 L734 P367/03 PRT OF GOVT LOT 2 SEC 24 COM NW COR FISHER SHORES TH N 69 DEG 16'45" W 65.75 FT ALG C/L CO RD 675 FOR POB TH S 44 DEG 14'15" W 293.70 FT TO SHR FISHER LAKE TH N 52 DEG 40'45" W ALG SHR 142.81 FT TH N 60 DEG 15'25" E 296.14 FT TO C/L CO RD 675 TH S 69 DEG 16'45" E ALG SD C/L 65.75 FT TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| GROUP B 7000/                           | 100.00   | 295.00 | 0.9465 | 0.8851 | 7000 | 100   | DUNNS FARM RD          | 586,429                         |
| GROUP B 7000/                           | 17.00    | 295.00 | 0.9465 | 0.8851 | 7000 | 50    | SURPLUS: ZONING 100 FT | 49,846                          |
| 117 Actual Front Feet, 0.79 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 636,275 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 2002

(11) Heating System: Electric Baseboard  
 Ground Area = 784 SF Floor Area = 1176 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                                 | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------------------|-----------|------------|--------|----------|------------|
| 1.5 Story                               | Pine Logs | Basement   | 784    |          |            |
|                                         |           |            | Total: | 173,107  | 147,137    |
| Other Additions/Adjustments             |           |            |        |          |            |
| Recreation Room                         |           |            | 784    | 15,163   | 7,581      |
| Basement, Outside Entrance, Below Grade |           |            | 1      | 2,781    | 2,364      |
| Plumbing                                |           |            |        |          |            |
| Average Fixture(s)                      |           |            | 1      | 1,451    | 1,233      |
| 3 Fixture Bath                          |           |            | 1      | 4,567    | 3,882      |
| Water/Sewer                             |           |            |        |          |            |
| 1000 Gal Septic                         |           |            | 1      | 4,782    | 4,065      |
| Water Well, 100 Feet                    |           |            | 1      | 5,847    | 4,970      |
| Deck                                    |           |            |        |          |            |
| Pine w/Roof (Deck Portion)              |           |            | 224    | 3,510    | 2,983      |
| Pine w/Roof (Roof portion)              |           |            | 224    | 3,698    | 3,143      |
| Built-Ins                               |           |            |        |          |            |
| Appliance Allow.                        |           |            | 1      | 2,767    | 2,352      |
| Fireplaces                              |           |            |        |          |            |
| Direct-Vented Gas                       |           |            | 1      | 3,022    | 2,569      |
| Totals:                                 |           |            |        | 220,695  | 182,279    |

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 492,153

|                                                                             |                    |                |
|-----------------------------------------------------------------------------|--------------------|----------------|
| 2026 Est. T.C.V. 006-124-005-00                                             | =                  | 1,130,928      |
| Est. TCV/Total Floor Area = 961.67, Most recent sale 08/18/2014 for 575,000 |                    |                |
| 2025 Assessed                                                               | MBOR               | S.E.V.         |
| 511,300                                                                     | 511,300            | 511,300        |
| 2026                                                                        | New Eq. Adjustment | Loss           |
|                                                                             | Additions          | Tax Adjustment |
|                                                                             |                    | Losses         |

Parcel Number: 45-006-124-005-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 54,200  | 0       | 0       | 7,748       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 565,500       | 565,500 | 565,500 | 294,732 | 294,732     | 294,732 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-124-005-10   | 2026 Est. T.C.V.    | DECONINCK DERIK & LISA |
| Property Class: 402 |                     | S DUNNS FARM RD        |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L209 P671 L348 P227/92 L717 P531/03 PRT OF GOVT LOT 2 SEC 24 BEG AT NW COR PLAT  
 OF FISHER SHORES TH N 69 DEG 16'45" W 65.75 FT ALG C/L CO RD 675 TH S 44 DEG  
 14'15" W 293.70 FT TO PT NEAR SHR FISHER LAKE TH ALG SD SHR S 52 DEG 40'45" E  
 34.49 FT & S 65 DEG 27'45" E 108.33 FT TO SW COR SD PLAT TH N 29 DEG 03'15" E  
 289.38 FT TO POB SEC 24 T29N R14W.

# Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| GROUP B 7000/          | 100.00   | 291.00      | 0.9465 | 0.8839 | 7000       | 100   | DUNNS FARM RD          | 585,629 |
| GROUP B 7000/          | 17.00    | 291.00      | 0.9465 | 0.8839 | 7000       | 50    | SURPLUS: ZONING 100 FT | 49,778  |
| 117 Actual Front Feet, | 0.78     | Total Acres |        |        | Total Est. |       | Land Value =           | 635,407 |

2026 Est. T.C.V. 006-124-005-10 = 635,407

Est. TCV/Total Floor Area = 540.31, Most recent sale 03/29/2017 for 700,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 272,300       | 272,300        | 272,300 | 145,602      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 45,400         | 0       | 0            | 3,931          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 317,700       | 317,700        | 317,700 | 149,533      | 149,533        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-007-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L184 P231/76 L216 P653/80 L218 P609/80 L166 P921/73 L179 P873/75 L181 P799/76 SW  
 1/4 OF SW 1/4 LYING W OF FISHER RD EXC PRIVATELY OWNED PROPERTY ALSO NW 1/4 OF  
 SW 1/4 LYING WLY OF FISHER RD & SLY OF CO RD #675 ALSO PRT OF NW 1/4 OF SW 1/4  
 AND PRT OF NE 1/4 OF SW 1/4 ALL LYING NLY OF CO RD #675 EXC PRIVATELY OWNED  
 PROPERTY SEC 24 T29N R14W 96.1209 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth             | Front | Depth | Rate                                      | %Adj.     | Reason | Value |  |
|---------------------------|----------|-------------------|-------|-------|-------------------------------------------|-----------|--------|-------|--|
| VILLAGE AR >10 ACRES 50K/ |          | 48.06 Acres       | 50000 | 25    | NORTH SECTION SHAPE RIVER RUNS THRU - WET | 600       |        |       |  |
| VILLAGE AR >10 ACRES 50K/ |          | 48.06 Acres       | 50000 | 50    | WEST SECTION - WET                        | 1,201,500 |        |       |  |
|                           |          | 96.12 Total Acres |       |       | Total Est. Land Value =                   | 1,802,250 |        |       |  |

2026 Est. T.C.V. 006-124-007-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-124-011-00   | 2026 Est. T.C.V.    | SLACK DAVID B & MARY BETH |
| Property Class: 401 |                     | 5972 S FISHER RD          |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L264 P759 L355 P889&890 L380 P394/94 L418 P393&394/96 PRT OF GOVT LOT 3 SEC 24  
COM AT SW COR SEC 24 TH S 87 DEG 39' E ON S SEC LN 1172 FT TO C/L GLEN EDEN HWY  
TH N 10 DEG W ON C/L 100.0 FT TO POB TH N 10 DEG W ON C/L 100 FT TH N 87 DEG 39'  
W 225 FT TH S 10 DEG E 100 FT TH S 87 DEG 39' E 225 FT TO POB SEC 24 T29N R14W  
.52 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 100.00   | 225.00      | 1.0000 | 0.8481 | 2000       | 100          |        | 169,611 |
| 100 Actual Front Feet, | 0.52     | Total Acres |        |        | Total Est. | Land Value = |        | 169,611 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Wood Frame                               | 32.90    | 80   | 50     | 1,316                   |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 3,816 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1358 SF Floor Area = 1358 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,008 |          |            |
| 1 Story | Siding   | Crawl Space | 350   |          |            |
| Total:  |          |             |       | 176,781  | 106,044    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,702 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 572 | 21,799 | 13,079 |
| Storage Over Garage   | 572 | 7,722  | 4,633  |
| Common Wall: 1/2 Wall | 1   | -1,087 | -652   |
| Door Opener           | 1   | 537    | 322    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,531 |
|------------|---|-------|-------|

Totals: 232,439 139,438

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 306,764

2026 Est. T.C.V. 006-124-011-00 = 480,191

Est. TCV/Total Floor Area = 353.60, Most recent sale 01/28/1994 for 68,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 214,500                 | 214,500 | 214,500   | 85,161         | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |

Parcel Number: 45-006-124-011-00

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 25,600  | 0       | 0      | 2,299       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 240,100       | 240,100 | 240,100 | 87,460 | 87,460      | 87,460  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-124-012-00   | 2026 Est. T.C.V.    | GLEN LAKE ASSOCIATION INC |
| Property Class: 201 |                     | S FISHER RD               |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

BEG AT PT ON C/L HWY LOCATED THUS: BEG AT SW COR SEC 24 TH E 1172 FT TH N 10 DEG W 1221 FT TO SAID POB TH S 80 DEG W 255.4 FT TH S 50 DEG 01' W 74.0 FT TH N 89 DEG 07' W 109.15 FT TH N 17 DEG 30' W 65.1 N 29 DEG 02' E 60.0 FT TH N 34 DEG 33' E 62.7 FT TH S 40 DEG 36' E 120.0 FT TH N 80 DEG 47' E 292.0 FT TO C/L HWY TH S 10 DEG E 33.0 FT TO BEGINNING SEC 24 T29N R14W 1.0 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | ACCESS TO DAM |                   |                                 |
|-----------------------------------------|----------|-------------|--------|---------------|-------------------|---------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth         | Rate %Adj. Reason | Value                           |
| A 100' @ 7000/                          | 100.00   | 435.60      | 1.0000 | 1.0003        | 7000 100          | 700,241                         |
| 100 Actual Front Feet, 1.00 Total Acres |          |             |        |               |                   | Total Est. Land Value = 700,241 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014  
Description of Occupancy: DAM

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 40

Base Rate for Upper Floors = 57.01

Adjusted Square Foot Cost for Upper Floors = 57.01

|                       |                                                                     |       |
|-----------------------|---------------------------------------------------------------------|-------|
| Total Floor Area: 100 | Base Cost New of Upper Floors =                                     | 5,701 |
|                       | Reproduction/Replacement Cost =                                     | 5,701 |
| Eff.Age:25            | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 |       |
|                       | Total Depreciated Cost =                                            | 2,052 |

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or Height | Stories        | Cost |
|------------------|------|-------------|----------------|------|
|                  | Col. | Rate        | SqFt Adj. Adj. |      |
| Total Cost New = |      |             |                | 0    |

Architectural Multiplier: 0.00

|            |                                                                     |   |
|------------|---------------------------------------------------------------------|---|
|            | Reproduction/Replacement Cost =                                     | 0 |
| Eff.Age:25 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 |   |
|            | Total Depreciated Cost =                                            | 0 |

| Unit in Place Items  | Rate   | Quantity | Arch | %Good | Depr.Cost |
|----------------------|--------|----------|------|-------|-----------|
| /CI1/FOUWC/REI/16    | 29.36  | 400      | 1.00 | 100   | 11,744    |
| /CI1/PIL/PILC/CONP24 | 147.29 | 400      | 1.00 | 100   | 58,916    |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 127,247  
Replacement Cost/Floor Area= 763.61 Est. TCV/Floor Area= 1272.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 127,247

2026 Est. T.C.V. 006-124-012-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-124-021-00   | 2026 Est. T.C.V.    | IHME ROBERT N JR & RANAE M |
| Property Class: 401 |                     | 5883 S FISHER RD           |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L334 P463 L387 P152 DC L382 P892 L405 P151/95 L415 P63/95 L819 P755/04 2005  
 DESCR REVISED PRT OF GOVT LOT 3 SEC 24 COM SW SEC COR TH S 87 DEG 39'20" E ALG S  
 SEC LN 1170.46 FT TO C/L FISHER RD TH N 10 DEG 00'00" W ALG SD C/L 817.82 FT TO  
 POB TH N 10 DEG 00'00" W ALG SD C/L 121.60 FT TH N 80 DEG 00'00" E 214.59 FT TH  
 N 67 DEG 24'03" E 150.09 FT TO SHR FISHER LAKE TH ALG SD SHR S 25 DEG 17'09" E  
 34.50 FT TH ALG SD SHR S 35 DEG 00'40" E 105.85 FT TH S 52 DEG 43'30" W 10 FT TH  
 S 76 DEG 28'30" W 15.52 FT TH S 52 DEG 43'30" W 77.45 FT TH N 82 DEG 16'30" W  
 6.72 FT TH S 52 DEG 43'30" W 168.07 FT TH N 37 DEG 24'10" W 67 FT TH N 87 DEG  
 06'50" W 138.16 FT TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| GROUP B 7000/                           | 100.00   | 443.82 | 0.8881 | 0.9220 | 7000 | 100   |                        | 573,185                         |
| GROUP B 7000/                           | 40.35    | 443.82 | 0.8881 | 0.9220 | 7000 | 50    | SURPLUS: ZONING 100 FT | 115,640                         |
| 140 Actual Front Feet, 1.43 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 688,825 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 5 ft.                           | 31.16 | 50   | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31  | 3200 | 50     | 3,696      |
| D/W/P: Flagstone/Sand                               | 21.39 | 500  | 50     | 5,347      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 9,043      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C      Blt 1955

(11) Heating System: Forced Heat & Cool

Ground Area = 1335 SF      Floor Area = 1335 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,019  |          |            |
| 1 Story | Siding   | Crawl Space | 316    |          |            |
|         |          |             | Total: | 188,258  | 131,781    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 638 | 26,196 | 18,337 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

Class: C Exterior: Pole (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 480 | 14,472 | 10,130 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

##### Deck

|                       |    |     |     |
|-----------------------|----|-----|-----|
| w/Roof (Roof portion) | 37 | 783 | 548 |
| w/Roof (Roof portion) | 22 | 495 | 346 |

|         |         |         |
|---------|---------|---------|
| Totals: | 251,342 | 175,939 |
|---------|---------|---------|

## Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 475,035

2026 Est. T.C.V. 006-124-021-00 = 1,172,903

Est. TCV/Total Floor Area = 706.74, Most recent sale 04/09/2024 for 825,000

MCL 211.27(2) nonconsideration value = 229,400, Adjusted Value = 943,503

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 418,300                 | 418,300 | 418,300   | 418,300        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 53,500  | 0         | 11,294         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 471,800                 | 471,800 | 471,800   | 429,594        | 429,594     | 429,594 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-124-022-00   | 2026 Est. T.C.V.    | DEVARTI RICHARD & MEI SHENG |
| Property Class: 402 |                     | S FISHER RD                 |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L738 P1&2/03 L738 P5/03 PRT OF GOVT LOT 3 SEC 24 COM AT PT IN CENTER OF HWY 1172  
 FT E OF SW SEC COR TH N 10 DEG W 208 FT TH S 88 DEG 3' E 502 FT TH S 36 DEG 13'  
 E 157.5 FT TH S 58 DEG 2' W 145 FT TO S LN SD SEC TH N 88 DEG 3' W ALG SEC LINE  
 TO POB CONSISTING OF INTEREST TO DAVID A DEVARTI & RICHARD DEVARTI (AS TENANTS  
 IN COMMON) SEC 24 T29N R14W 2.36 A.

Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | NO LAKE FRONTAGE |                         |                             |
|-----------------------------------------|----------|-------------|--------|------------------|-------------------------|-----------------------------|
| Description                             | Frontage | Depth       | Front  | Depth            | Rate %Adj.              | Reason Value                |
| C 100' @ 2000/                          | 100.00   | 538.23      | 0.8506 | 1.0547           | 2000 100                | 179,428                     |
| E 100' @ 800/                           | 91.00    | 538.23      | 0.7973 | 1.0774           | 800 50                  | ZONING 100': SURPLUS 31,268 |
| 191 Actual Front Feet, 2.36 Total Acres |          |             |        |                  | Total Est. Land Value = | 210,697                     |

2026 Est. T.C.V. 006-124-022-00 = 210,697

Est. TCV/Total Floor Area = 157.83, Most recent sale 05/23/2003 for 0

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 109,100                 | 109,100 | 109,100 | 19,340       | 2.70           |         |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |
| 0                       | -3,800  | 0       | 0            | 522            | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 105,300                 | 105,300 | 105,300 | 19,862       | 19,862         | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-124-023-00   | 2026 Est. T.C.V.    | WIESEN DANIEL J & ANNE E |
| Property Class: 401 |                     | 5899 S FISHER RD         |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L274 P768/87 L275 P948/87 L330 P839/91 PRT GOVT LOT 3 COM SW COR SEC 24 TH S 87  
 DEG 39' 20" E ALG S SEC LN 1170.46 FT TO C/L FISHER RD TH N 10 DEG W ALG C/L  
 717.82 FT TO POB TH N 10 DEG W ALG SD C/L 100 FT TH S 87 DEG 06' 50" E 138.16 FT  
 TH S 37 DEG 24' 10" E 67 FT TH N 52 DEG 43' 30" E 168.07 FT TH S 82 DEG 16' 30"  
 E 6.72 FT TH N 52 DEG 43' 30" E 77.45 FT TH N 76 DEG 28' 30" E 15.52 FT TO SHR  
 FISHER LAKE TH S 37 DEG 16' 30" E ALG SD SHR 100 FT M/L TH S 52 DEG 43' 30" W  
 264.28 FT TH N 37 DEG 24' 10" W 50.20 FT TH N 87 DEG 06' 50" W 198.50 FT TO POB  
 SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| GROUP B 7000/          | 100.00   | 430.81      | 1.0000 | 0.9192 | 7000       | 100   |              | 643,467 |
| 100 Actual Front Feet, | 0.99     | Total Acres |        |        | Total Est. |       | Land Value = | 643,467 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 5300 | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 10.45 | 524  | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 750  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = 1494 SF Floor Area = 2588 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Basement    | 1,094 |          |            |
| 1 Story | Siding   | Basement    | 120   |          |            |
| 1 Story | Siding   | Crawl Space | 280   |          |            |
|         |          | Total:      |       | 429,723  | 322,290    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 125 | 5,730 | 4,297 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 112 | 7,200 | 5,400 |
| WCP (1 Story) | 88  | 6,147 | 4,610 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 364 | 6,388 | 4,791 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 584 | 37,697 | 28,273 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 1   | 672    | 504    |

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Parcel Number: 45-006-124-023-00

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|                  |      |         |         |
|------------------|------|---------|---------|
| Base Cost        | 1008 | 47,255  | 35,441  |
| Door Opener      | 2    | 1,343   | 1,007   |
| Built-Ins        |      |         |         |
| Appliance Allow. | 1    | 3,976   | 2,982   |
| Fireplaces       |      |         |         |
| Exterior 2 Story | 1    | 10,342  | 7,756   |
| Carports         |      |         |         |
| Comp.Shingle     | 192  | 3,817   | 2,863   |
| Totals:          |      | 582,633 | 436,971 |

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 1,179,822

|                                    |             |           |                |             |         |  |
|------------------------------------|-------------|-----------|----------------|-------------|---------|--|
| 2026 Est. T.C.V. 006-124-023-00    | = 1,833,289 |           |                |             |         |  |
| Est. TCV/Total Floor Area = 708.38 |             |           |                |             |         |  |
| 2025 Assessed                      | MBOR        | S.E.V.    | Base for Cap   | IRM         |         |  |
| 848,000                            | 848,000     | 848,000   | 250,913        | 2.70        |         |  |
| 2026 New Eq. Adjustment            | Loss        | Additions | Tax Adjustment | Losses      |         |  |
| 0                                  | 68,600      | 0         | 6,774          | 0           |         |  |
| 2026 Assessed                      | MBOR        | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 916,600                            | 916,600     | 916,600   | 257,687        | 257,687     | 257,687 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-023-10   | 2026 Est. T.C.V.    | GUILLULA TRUST       |
| Property Class: 401 |                     | 5911 S FISHER RD     |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L1125P13 That pan of Government Lot 3 of Section 24, Town 29 North, Range 14 West, more fully described as: Commencing at the Southwest corner of said Section 24; thence 87°39'20" East, along the South section line, 1170.46 feet to the centerline 'of Fisher Road; thence North 10°00'00" West, along said centerline, 609.59 feet to the Point of Beginning; thence North 10°00'00" West, along said centerl ine. 108.23 feet; thence South 87°06'50" East, 198.50 feet; thence South 37°24' 10" East, 50.20 feet; thence North 52°43'30" East, 264.28 feet to the shore of Fisher Lake; thence South 37°16'30" East along said shore, 130.23 feet; thence South 52°43 '30" West, 264.00 feet; thence North 37°]6'30" West, 49.13 feet; thence North 88° 17'40" West, 259.36 feet to the Point of Beginning; including all lands between above described parcel, the sidelines of said parcel extended, and the waters of Fisher Lake. Situated in the Township of Glen Arbor, County of Leelanau, State of Michigan. Together with all and singular the Tenements, hereditamems and appurtenances thereunto belonging or in anyway appertaining thereto. SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

L265 P435 L342 P435-436/92 DC L458 P733 PRT GOVT LOT 3 COM SW COR SEC 24 TH S 87 DEG 39'20" E 1170.46 FT TO C/L FISHER RD TH N 10 DEG 0'0" W ALG SD C/L 609.59 FT FOR POB TH N 10 DEG 0'0" W ALG SD C/L 108.23 FT TH S 87 DEG 06'50" E 198.50 FT TH S 37 DEG 24'10" E 50.20 FT TH N 52 DEG 43'30" E 264.28 FT TO SHR FISHER LAKE TH S 37 DEG 16'30" E ALG SD SHR 130.23 FT TH S 52 DEG 43'30" W 264.00 FT TH N 37 DEG 16'30" W 49.13 FT TH N 88 DEG 17'40" W 259.36 FT TO POB PARCEL EXTENDS TO WATERS EDGE WITH FULL RIPARIAN RIGHTS SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason           | Value          |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------|----------------|
| GROUP B 7000/          | 100.00   | 581.53      | 0.9007 | 0.9472 | 7000       | 100   |                  | 597,214        |
| GROUP B 7000/          | 34.83    | 581.53      | 0.9007 | 0.9472 | 7000       | 50    | SURPLUS: ZOINING | 100 ft 104,005 |
| 135 Actual Front Feet, | 1.80     | Total Acres |        |        | Total Est. |       | Land Value =     | 701,219        |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Vnyl, Slat, 4-5' | 53.56 | 300  | 0      | 0          |
| D/W/P: 4in Concrete       | 9.05  | 2100 | 0      | 0          |
| D/W/P: Asphalt Paving     | 4.01  | 4730 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 4505 SF Floor Area = 8496 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|------------|----------|-------------|-------|-----------|------------|
| 1.75 Story | Siding   | Crawl Space | 3,273 |           |            |
| 1.5 Story  | Siding   | Crawl Space | 1,232 |           |            |
| 1 Story    | Siding   | Overhang    | 920   |           |            |
|            |          | Total:      |       | 1,323,982 | 1,231,302  |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,029  |
| 3 Fixture Bath     | 6 | 61,651 | 57,335 |
| 2 Fixture Bath     | 1 | 6,850  | 6,370  |

#### Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 6,011 | 5,590 |
|-----------------|---|-------|-------|

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|                                                          |      |           |           |           |
|----------------------------------------------------------|------|-----------|-----------|-----------|
| 2000 Gal Septic                                          | 1    | 11,719    | 10,899    |           |
| Water Well, 100 Feet                                     | 1    | 6,941     | 6,455     |           |
| Porches                                                  |      |           |           |           |
| WCP (1 Story)                                            | 64   | 5,629     | 5,235     |           |
| CCP (1 Story)                                            | 335  | 12,931    | 12,026    |           |
| CCP (1 Story)                                            | 95   | 4,105     | 3,818     |           |
| CPP                                                      | 190  | 5,293     | 4,922     |           |
| Garages                                                  |      |           |           |           |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |      |           |           |           |
| Common Wall: 1 Wall                                      | 1    | -3,584    | -3,333    |           |
| Door Opener                                              | 1    | 752       | 699       |           |
| Base Cost                                                | 1226 | 77,226    | 71,820    |           |
| Built-Ins                                                |      |           |           |           |
| Appliance Allow.                                         | 1    | 6,850     | 6,370     |           |
| Fireplaces                                               |      |           |           |           |
| Interior 2 Story                                         | 1    | 9,604     | 8,932     |           |
| Deck                                                     |      |           |           |           |
| Treated Wood                                             | 833  | 11,970    | 11,132    |           |
| Unit-in-Place Cost Items                                 |      |           |           |           |
| RES ELEVATOR                                             | 1    | 41,200    | 39,140    | *95% Good |
| Local Cost Items                                         |      |           |           |           |
| GENERATOR                                                | 1    | 1         | 1         | *95% Good |
| Totals:                                                  |      | 1,592,388 | 1,481,742 |           |

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 4,000,703

2026 Est. T.C.V. 006-124-023-10 = 4,711,422

Est. TCV/Total Floor Area = 554.55, Most recent sale 10/08/2014 for 865,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,233,600     | 2,233,600      | 2,233,600 | 1,259,507    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 122,100        | 0         | 0            | 34,006         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,355,700     | 2,355,700      | 2,355,700 | 1,293,513    | 1,293,513      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-124-024-00   | 2026 Est. T.C.V.    | DEVARTI RICHARD & MEI SHENG |
| Property Class: 401 |                     | 6003 S FISHER RD            |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L738 P1&2/03 L738 P4/03 PRT OF GOVT LOT 3 SEC 24 BEG AT PT ON SEC LN 1610.56 FT  
 S 88 DEG 03' E OF SW COR SEC 24 TH N 58 DEG 02' E 145.0 FT TH N 58 DEG 40' E  
 212.25 FT M/L TH S 47 DEG E 168.0 FT TO SHR FISHER LAKE TH S 35 DEG W ALG SD SHR  
 100 FT TH WLY 356.0 FT TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|--------------|--------|---------|
| GROUP A 9000/                           | 100.00   | 435.60 | 1.0000 | 0.7476 | 9000       | 100          |        | 672,858 |
| 100 Actual Front Feet, 1.00 Total Acres |          |        |        |        | Total Est. | Land Value = |        | 672,858 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D-10 Blt 1971

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 1040 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,040  |          |            |
|         |          |             | Total: | 106,750  | 58,705     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 168 | 2,718 | 1,495 |
| CPP | 160 | 2,614 | 1,438 |

#### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 576 16,779 9,228

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,130 | 2,271 |
|------------------|---|-------|-------|

Totals: 145,080 79,786

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 215,422

2026 Est. T.C.V. 006-124-024-00 = 889,780

Est. TCV/Total Floor Area = 855.56, Most recent sale 05/23/2003 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 441,100                 | 441,100 | 441,100   | 186,523        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,800   | 0         | 5,036          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 444,900                 | 444,900 | 444,900   | 191,559        | 191,559     | 0       |  |





|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-024-10   | 2026 Est. T.C.V.    | DEVARTI RICHARD A    |
| Property Class: 402 |                     | S FISHER RD          |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

GA 253-3 L402 P995-996/95 LAND IN GOVT LOT 3 COM AT SW COR SEC 24 TH S 86 DEG  
 58' 10" E ALG S SEC IN 1972.68 FT TO MEANDER COR ON SHR FISHER LAKE TH N 31 DEG  
 44' 30" E 103.20 FT TH N 46 DEG 05' 30" E ALG SHR 100.35 FT TH N 44 DEG 03' 40"  
 W 130.40 FT TO POB TH CONT N 44 DEG 03' 40" W 153.80 FT TO SHR FISHER LAKE TH S  
 85 DEG 29' 20" W ALG SHR 32.46 FT TH S 54 DEG 07' 30" W 264.00 FT TH S 35 DEG  
 53' E 144.23 FT TH N 58 DEG 40' E 314.50 FT TO POB SEC 24 T29N R14W 1.08 A M/L.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

|                       |          | * Factors * |        | SMALL FRONTAGE |                         |         |
|-----------------------|----------|-------------|--------|----------------|-------------------------|---------|
| Description           | Frontage | Depth       | Front  | Depth          | Rate %Adj. Reason       | Value   |
| GROUP B 7000/         | 32.46    | 1476.16     | 1.4826 | 1.0397         | 7000 100                | 350,258 |
| 32 Actual Front Feet, | 1.10     | Total Acres |        |                | Total Est. Land Value = | 350,258 |

2026 Est. T.C.V. 006-124-024-10 = 350,258

Est. TCV/Total Floor Area = 336.79

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 150,100                 | 150,100 | 150,100 | 41,080       | 2.70           |         |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |
| 0                       | 25,000  | 0       | 0            | 1,109          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 175,100                 | 175,100 | 175,100 | 42,189       | 42,189         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-025-00   | 2026 Est. T.C.V.    | GLASS GEOFF & LINDA  |
| Property Class: 401 |                     | 5965 S FISHER RD     |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

DC L492 P706 L492 P707-710/98 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ON SEC  
 LN 1972.68 FT ON SHR FISHER LK TH N 31 DEG 45' E 103.35 FT TH N 46 DEG 10' E  
 100.35 FT TH N 44 DEG 53' E 125 FT TO POB TH N 44 DEG 02' W TO INTER SHR SD LK  
 ON OPP SIDE OF PT TH NELY & SWLY AROUND PT TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

|                                         |          | * Factors * |        | DUAL FRONTAGE |                                    |         |
|-----------------------------------------|----------|-------------|--------|---------------|------------------------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth         | Rate %Adj. Reason                  | Value   |
| GROUP A 9000/                           | 100.00   | 685.20      | 0.8409 | 0.8761        | 9000 100                           | 663,011 |
| GROUP B 7000/                           | 100.00   | 685.20      | 0.7846 | 0.9629        | 7000 50 SURPLUS& EXCESS ON LTL FIS | 264,417 |
| 200 Actual Front Feet, 3.15 Total Acres |          |             |        |               | Total Est. Land Value =            | 927,428 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3671 SF Floor Area = 5506 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 3,671  |          |            |
|           |          |             | Total: | 899,005  | 890,015    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,224  |
| 3 Fixture Bath     | 4 | 41,101 | 40,690 |
| 2 Fixture Bath     | 1 | 6,850  | 6,781  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 11,602 |
| Water Well, 150 Feet | 1 | 10,252 | 10,149 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 467 | 17,984 | 17,804 |
| CCP (1 Story) | 143 | 5,992  | 5,932  |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 697 | 50,644 | 50,138 |
| Storage Over Garage | 550 | 11,710 | 11,593 |
| Common Wall: 2 Wall | 1   | -7,168 | -7,096 |
| Door Opener         | 2   | 1,504  | 1,489  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,781 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 9,508 |
|------------------|---|-------|-------|

##### Deck

|           |     |       |       |
|-----------|-----|-------|-------|
| Composite | 196 | 4,641 | 4,595 |
| Composite | 148 | 3,894 | 3,855 |

Totals: 1,077,839 1,067,060

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 2,881,062  
 40% Completed => Est. True Cash Value 2026 = 1,152,425

|                                                                             |              |           |
|-----------------------------------------------------------------------------|--------------|-----------|
| 2026 Est. T.C.V. 006-124-025-00                                             | =            | 2,079,853 |
| Est. TCV/Total Floor Area = 377.74, Most recent sale 08/20/2019 for 850,000 |              |           |
| 2025 Assessed                                                               | MBOR         | S.E.V.    |
| 588,300                                                                     | 588,300      | 588,300   |
|                                                                             | Base for Cap | IRM       |
|                                                                             | 381,951      | 2.70      |

Parcel Number: 45-006-124-025-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 576,200   | 15,700         | 140,300   | 576,200   | 7,853          | 91,089  |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,039,900 | 1,039,900      | 1,039,900 | 874,915   | 874,915        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-124-025-10   | 2026 Est. T.C.V.    | DUBRUL SUSAN S TRUST & |
| Property Class: 401 |                     | 5985 S FISHER RD       |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L225 P983 L280 P876/87 L427 P161/96 L817 P980/04 L899 P551/06 TRACT 1:PRT GOVT LOT 3 COM AT SW COR OF SEC 24 TH S 86 DEG 58'10" E ALG S LN OF SEC 24 1972.68 FT TO MEANDER CORNER ON SHR FISHER LAKE TH N 31 DEG 44'30" E ALG SHR 103.20 FT TH N 46'05'30" E ALG SHR 100.35 FT TO POB TH CONT ALG SHORE 125 FT TH N 44 DEG 03'40" W 130.40 FT TH S 45 DEG 51'30" W 125 FT TH S 44 DEG 03' 40" E 130.40 FT TO POB TRACT 2: PRT GOVT LOT 3 COM AT SW COR OF SEC 24 TH S 86 DEG 58'10" E ALG S LN OF SEC 24 1972.68 FT TO MEANDER COR ON SHR OF FISHER LAKE TH N 31 DEG 44'30" E ALG SHR 103.20 FT TH N 46 DEG 05'30" E ALG SHR 100.35 TH N 44 DEG 03'40" W 130.40 FT TO POB TH CONT N 44 DEG 03'40" W 153.80 FT TO SHR FISHER LAKE TH N 85 DEG 29'20" E ALG SHR 37.54 FT TH N 68 DEG 59' 40" E ALG SHR 104.39 FT TH S 44 DEG 03' 40" E 88.84 FT TH S 45 DEG 51' 30" W 125 FT TO POB TOGETHER WITH EASEMENT SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

|                                         |          |        |        | * Factors * |                         | 125' BG & LTL FISHER |                 |               |
|-----------------------------------------|----------|--------|--------|-------------|-------------------------|----------------------|-----------------|---------------|
| Description                             | Frontage | Depth  | Front  | Depth       | Rate                    | %Adj.                | Reason          | Value         |
| GROUP A 9000/                           | 100.00   | 268.68 | 0.9457 | 0.6313      | 9000                    | 100                  |                 | 537,336       |
| GROUP A 9000/                           | 25.00    | 268.68 | 0.9457 | 0.6313      | 9000                    | 50                   | SURPLUS: ZONING | 100 ft 67,167 |
| 125 Actual Front Feet, 0.77 Total Acres |          |        |        |             | Total Est. Land Value = |                      |                 | 604,503       |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 19.22    | 250  | 50     | 2,402      |
| Wood Frame                                          | 49.36    | 48   | 50     | 1,184      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 11,086     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1286 SF Floor Area = 2250 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,286  |          |            |
|            |          |             | Total: | 338,629  | 253,970    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |
| Separate Shower    | 1 | 2,720 | 2,040 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 150 | 16,532 | 12,399 |
| WSEP (1 Story) | 80  | 6,922  | 5,191  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 208 | 4,451 | 3,338 |
| Treated Wood | 168 | 3,846 | 2,884 |
| Treated Wood | 80  | 2,356 | 1,767 |
| Treated Wood | 246 | 4,942 | 3,706 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 672 | 41,651 | 31,238 |
|-----------|-----|--------|--------|

Parcel Number: 45-006-124-025-10

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|                     |     |         |         |
|---------------------|-----|---------|---------|
| Storage Over Garage | 672 | 11,868  | 8,901   |
| Door Opener         | 1   | 672     | 504     |
| Built-Ins           |     |         |         |
| Appliance Allow.    | 1   | 3,976   | 2,982   |
| Fireplaces          |     |         |         |
| Interior 2 Story    | 1   | 8,495   | 6,371   |
| Totals:             |     | 472,467 | 354,346 |

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 956,734

2026 Est. T.C.V. 006-124-025-10 = 1,572,323  
 Est. TCV/Total Floor Area = 698.81, Most recent sale 04/28/2006 for 949,900

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 765,700       | 765,700        | 765,700 | 474,841      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 20,500         | 0       | 0            | 12,820         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 786,200       | 786,200        | 786,200 | 487,661      | 487,661        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-124-026-00   | 2026 Est. T.C.V.    | MCDONALD MICHAEL T & KENNA L |
| Property Class: 401 |                     | 5921 S FISHER RD             |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

2020005826 THAT PART OF GOVERNMENT LOT 3 OF SECTION 24, T29N, RT 4W, MORE FULLY DESCRIBED AS: COMMENTING AT THE SOUTHWEST CORNER OF SAID SECTION. 24; THENCE SOUTH 87 DEGREES 39 MINUTES 20 SECONDS EAST; ALONG THE SOUTH SECTION LINE, 1170.46 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE NORTH 10 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG SAID CENTERLINE, 501.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG SAID CENTERLINE, 108.23 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 40 SECONDS EAST, 259.36 FEET THENCE SOUTH 37 DEGREES 16 MINUTES 30 SECONDS EAST, 49.13 FEET THENCE NORTH 52 DEGREES 43 MINUTES 30 SECONDS EST, 254.00 FEET, TO THE SHORE OF FISHER LAKE; THENCE SOUTH 37 DEGREES 16 MINUTES 30 SECONDS EAST, ALONG SAID SHORE, 121.23 FEET THENCE SOUTH 52 DEGREES 43 MINUTES 30 SECONDS WEST, 264.00 FEET THENCE NORTH 37 DEGREES 16 MINUTES 30 SECONDS WEST, 33.33 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 30 SECONDS WEST, 323.62 FEET TO THE POINT OF BEGINNING.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| GROUP B 7000/                           | 100.00   | 533.97 | 0.9382 | 0.9392 | 7000       | 100   |                        | 616,789 |
| GROUP B 7000/                           | 20.00    | 533.97 | 0.9382 | 0.9392 | 7000       | 50    | SURPLUS: ZONING 100 ft | 61,679  |
| 120 Actual Front Feet, 1.47 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 678,468 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33     | 720  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71     | 500  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1980

(11) Heating System: Forced Hot Water

Ground Area = 1199 SF Floor Area = 2696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,199 |          |            |
| 1 Story   | Siding   | Overhang   | 792   |          |            |
| 2 Story   | Siding   | Overhang   | 53    |          |            |
|           |          | Total:     |       | 346,181  | 259,626    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 682 | 13,190 | 9,892 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 2,086 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 64  | 3,975 | 2,981 |
| WSEP (1 Story) | 141 | 8,422 | 6,316 |
| WPP            | 548 | 9,913 | 7,435 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 136 | 3,162 | 2,371 |
|--------------|-----|-------|-------|

Parcel Number: 45-006-124-026-00

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## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 792 | 36,844 | 27,633 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 2   | 1,075  | 806    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 806    |
| Base Cost   | 1680 | 59,674 | 44,755 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 6,649 | 4,987 |
| 2nd on Same Stack | 1 | 4,365 | 3,274 |

Totals: 514,080 385,547

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 1,040,977

2026 Est. T.C.V. 006-124-026-00 = 1,724,445

Est. TCV/Total Floor Area = 639.63, Most recent sale 09/04/2012 for 630,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 796,400                 | 796,400 | 796,400   | 290,537        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 65,800  | 0         | 7,844          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 862,200                 | 862,200 | 862,200   | 298,381        | 298,381     | 298,381 |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-124-027-00   | 2026 Est. T.C.V.    | TRULASKE SARAH HAGER TRUST |
| Property Class: 401 |                     | 5933 S FISHER RD           |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L287 P187 L522 P125/99 DC L921 P36 L921 P37/06 PRT OF GOVT LOT 3 SEC 24 BEG AT PT ON C/L HWY 1172 FT E & 516.46 FT N 10 DEG W OF SW COR SEC TH S 10 DEG E 100 FT TH S 88 DEG 3' E 380 FT TH N 38 DEG 13' W 122 FT TH WLY TO POB ALSO PRT GOVT LOT 3 COM AT PT ON C/L PVT RD 1610 FT S 88 DEG 33' E & 145 FT N 58 DEG 2' E & 385.46 FT N 36 DEG 13' W OF SW COR SEC TH N 36 DEG 13' W 120 FT TH N 53 DEG 47' E 264 FT M/L TO SHR FISHER LAKE TH SLY ON SHR 120 FT M/L TO PT N 53 DEG 47' E 264 FT FROM POB TH S 53 DEG 47' W 264 FT TO POB SEC 24 T29N R14W 3.2 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| GROUP B 7000/                           | 100.00   | 586.97 | 0.9382 | 0.9481 | 7000 | 100   |                        | 622,653 |
| GROUP B 7000/                           | 20.00    | 586.97 | 0.9382 | 0.9481 | 7000 | 50    | SURPLUS: ZONING 100 ft | 62,265  |
| 120 Actual Front Feet, 1.62 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 684,919 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Dock: Light posts                                   | 47.90 | 120  | 50     | 2,874      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,874      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 1868 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 1868 |          |            |
| Total:  |          |            |      | 165,318  | 148,786    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 2 | 9,133 | 8,220 |
|----------------|---|-------|-------|

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 4,304 |
| Water Well, 50 Feet | 1 | 3,410 | 3,069 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 139 | 3,960  | 3,564  |
| WPP           | 86  | 2,980  | 2,682  |
| WCP (1 Story) | 759 | 23,544 | 21,190 |
| WCP (1 Story) | 999 | 30,989 | 27,890 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 967    |
| Base Cost   | 1868 | 80,791 | 72,712 |

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,334 |
|----------------|---|-------|-------|

Totals: 328,575 295,718

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 798,439

2026 Est. T.C.V. 006-124-027-00 = 1,486,232

Est. TCV/Total Floor Area = 795.63, Most recent sale 11/18/2009 for 500,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 692,000                 | 692,000 | 692,000   | 457,435        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 51,100  | 0         | 12,350         | 0      |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 743,100       | 743,100 | 743,100 | 469,785 | 469,785     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-028-00   | 2026 Est. T.C.V.    | PACZAS FAMILY LLC    |
| Property Class: 401 |                     | 5959 S FISHER RD     |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L417 P63/96 PRT GOVT LOT 3 SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALG  
C/L CO RD 200.00 FT TO POB TH N 10 DEG W ON C/L 108 FT TH S 87 DEG 58' E 438.83  
FT TH S 36 DEG 13'E 22.18 FT TH N 53 DEG 47' E 264 FT TO SHR FISHER LK TH ON SHR  
S 36 DEG 13' E 121.23 FT TH S 53 DEG 47' W 264 FT TH N 36 DEG 13' W 13.41 FT TH  
N 88 DEG 03' W 502 FT TO POB. SEC 24 T29N R14W 3.54 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| GROUP B 7000/                           | 100.00   | 694.78 | 0.9382 | 0.9642 | 7000       | 100   |                        | 633,242 |
| GROUP B 7000/                           | 20.00    | 694.78 | 0.9382 | 0.9642 | 7000       | 50    | SURPLUS: ZONING 100 ft | 63,324  |
| 120 Actual Front Feet, 1.91 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 696,566 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1296 SF Floor Area = 1296 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 1,296  |          |            |
|         |          |            | Total: | 174,518  | 104,710    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,408 | 845   |
| 2 Fixture Bath     | 1 | 2,967 | 1,780 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 2,785 |
| Water Well, 100 Feet | 1 | 5,677 | 3,406 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 576 21,266 12,760

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,686 | 1,612 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,183 | 3,110 |
|------------------|---|-------|-------|

Totals: 218,347 131,008

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 353,722

2026 Est. T.C.V. 006-124-028-00 = 1,052,788

Est. TCV/Total Floor Area = 812.34

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 474,200                 | 474,200 | 474,200   | 114,236        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 52,200  | 0         | 3,084          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 526,400                 | 526,400 | 526,400   | 117,320        | 117,320     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-124-029-00   | 2026 Est. T.C.V.    | TRULASKE SARAH HAGER TRUST |
| Property Class: 402 |                     | S FISHER RD                |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L1173P842 A PART OF GOVERNMENT LOT 3 OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE EAST 1172 FEET TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE NORTH 1 00 WEST, ALONG THE CENTERLINE OF SAID PUBLIC HIGHWAY, 315.77 FEET AS THE POINT OF BEGINNING; THENCE NORTH 10° WEST ALONG THE CENTERLINE OF SAID HIGHWAY, 108 FEET; THENCE SOUTH 88°3' EAST, 380.0 FEET; THENCE SOUTH 36°13' EAST, ALONG CENTER OF PRIVATE ROAD, 129.1 FEET; THENCE WESTERLY IN A STRAIGHT LINE, 440 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO, A PART OF GOVERNMENT LOT 3 OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: STARTING AT A POINT WHICH IS 1610.56 FEET SOUTH 88°3' EAST OF AND 145 FEET NORTH 58°3' EAST OF AND 265.48 FEET NORTH 36°13' WEST OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 36°13' WEST ALONG PRIVATE ROAD, 120 FEET; THENCE NORTH 53°47' EAST, 264 FEET TO SHORE OF FISHER LAKE; THENCE SOUTH 36°13' EAST, ALONG WATERS OF FISHER LAKE, 120 FEET; THENCE WESTERLY AND SOUTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEEANAU, STATE OF MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ZONING LAWS AND ORDINANCES AFFECTING THE PREMISES, AND RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

#### FORMERLY DESCRIBED AS

L287 P187 L522 P127/99 DC L921 P36/06 L921 P40/06 PRT GOVT LOT 3 SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALG C/L CO RD 308.00 FT TO POB TH N 10 DEG W ON C/L 100.23 FT TH S 88 DEG 03' E 380 FT TH S 36 DEG 13' E 31.28 FT TH N 53 DEG 47' E 264 FT TO SHR FISHER LAKE TH ON SHR S 36 DEG 13' E 120 FT TH S 53 DEG 47' W 264 FT TH N 36 DEG 13' W 22.18 FT TH N 87 DEG 58' 53" W 438.83 FT TO POB SEC 24 T29N R14W 1.6558 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason          | Value         |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|-----------------|---------------|
| GROUP B 7000/                           | 100.00   | 601.05 | 0.9382 | 0.9504 | 7000       | 100   |                 | 624,131       |
| GROUP B 7000/                           | 20.00    | 601.05 | 0.9382 | 0.9504 | 7000       | 50    | SURPLUS: ZONING | 100 ft 62,413 |
| 120 Actual Front Feet, 1.66 Total Acres |          |        |        |        | Total Est. |       | Land Value =    | 686,545       |

2026 Est. T.C.V. 006-124-029-00 = 686,545

Est. TCv/Total Floor Area = 529.74, Most recent sale 07/31/2013 for 375,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 294,200                 | 294,200 | 294,200 | 222,154      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 49,100  | 0       | 0            | 5,998          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 343,300                 | 343,300 | 343,300 | 228,152      | 228,152        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-124-030-00   | 2026 Est. T.C.V.    | SEEBURGER WILLIAM TRUST |
| Property Class: 401 |                     | 5807 S FISHER RD        |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L496 P200/98 PRT GOVT LOTS 2 & 3 SEC 24 BEG AT A PT ON C/L ROAD 1172 FT E OF &  
 1302.51 FT N 10 DEG W OF SW COR SEC 24 TH N 10 DEG W ALG SAID C/L 66.0 FT TH N  
 80 DEG E 300.0 FT TO BANK OF CRYSTAL RIVER TH S 10 DEG W 66 FT TH S 80 DEG W 300  
 FT TO POB SEC 24 T29N R14W 0.45 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP B 7000/                          | 66.00    | 300.00 | 1.1565 | 0.8866 | 7000                    | 100   |        | 473,711 |
| 66 Actual Front Feet, 0.46 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 473,711 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 514 SF Floor Area = 514 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 514    |          |            |
|         |          |             | Total: | 66,434   | 36,539     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 84 | 5,783 | 3,181 |
|----------------|----|-------|-------|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 84,306 | 46,369 |
|---------|--------|--------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 125,196

2026 Est. T.C.V. 006-124-030-00 = 600,407

Est. TCV/Total Floor Area = 1168.11, Most recent sale 11/20/1998 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 264,100                 | 264,100 | 264,100   | 131,563        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 36,100  | 0         | 3,552          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 300,200                 | 300,200 | 300,200   | 135,115        | 135,115     | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-124-031-00   | 2026 Est. T.C.V.    | WIESEN MATTHEW J & KATHRYN A TRUST |
| Property Class: 401 |                     | 5843 S FISHER RD                   |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664               |

L230 P476 L284 P133/88 L610 P618/01 L277 P251/87 PRT GOVT LOT 3 SEC 24 COM SW  
 SEC COR TH E ALG S SEC LN 1172.00 FT TO C/L FISHER ROAD TH ALG SD LN N 10 DEG W  
 1097.9 FT FOR POB TH CONT ALG SD LN N 10 DEG W 66 FT TH N 80 DEG 32' E 316.1 FT  
 TO SHR FISHERLK TH ALG SD SHR S 19 DEG 53' E 66.95 FT TH S 80 DEG 32' W 327.7 FT  
 TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| GROUP B 7000/         | 66.95    | 320.00      | 1.1508 | 0.8923 | 7000       | 100   |              | 481,228 |
| 67 Actual Front Feet, | 0.49     | Total Acres |        |        | Total Est. |       | Land Value = | 481,228 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 3900 | 0      | 0          |
| D/W/P: Brick on Sand                                | 22.06    | 500  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1393 SF Floor Area = 2786 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,393 |          |            |
| Total:  |          |             |       | 420,482  | 378,432    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 80 | 3,667 | 3,300 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 4 | 26,863 | 24,177 |

|                     |   |        |       |
|---------------------|---|--------|-------|
| Water/Sewer         |   |        |       |
| 2000 Gal Septic     | 1 | 10,880 | 9,792 |
| Water Well, 50 Feet | 1 | 3,418  | 3,076 |

|                |     |        |        |
|----------------|-----|--------|--------|
| Porches        |     |        |        |
| WCP (1 Story)  | 100 | 6,541  | 5,887  |
| WCP (1 Story)  | 66  | 5,149  | 4,634  |
| WPP            | 320 | 7,494  | 6,745  |
| WCP (1 Story)  | 47  | 4,027  | 3,624  |
| WPP            | 146 | 5,120  | 4,608  |
| WSEP (1 Story) | 146 | 11,131 | 10,018 |

#### Garages

|                                                           |      |        |        |
|-----------------------------------------------------------|------|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |      |        |        |
| Storage Over Garage                                       | 804  | 14,199 | 12,779 |
| Door Opener                                               | 3    | 2,015  | 1,813  |
| Base Cost                                                 | 1176 | 64,327 | 57,894 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 4,080 |
|----------------|---|-------|-------|

Parcel Number: 45-006-124-031-00

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 Totals: 595,958 536,359

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 1,448,169

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 2026 Est. T.C.V. 006-124-031-00 = 1,934,147

Est. TCV/Total Floor Area = 694.24, Most recent sale 05/04/2009 for 270,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 905,600       | 905,600        | 905,600 | 485,218      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 61,500         | 0       | 0            | 13,100         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 967,100       | 967,100        | 967,100 | 498,318      | 498,318        | 498,318 |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-124-032-00   | 2026 Est. T.C.V.    | MCCLELLAND MICHAEL J & COLLEEN S |
| Property Class: 401 |                     | 5773 S FISHER RD                 |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L1252P943 L256 P93 L300 P146 L482 P485/98 COM SW COR SEC 24 TH E ON S LINE 1172 FT TO CEN CO HWY TH N 10 DEG W 1434.5 FT FOR BEG TH N 80 DEG E 235 FT TO C/L CRYSTAL RIVER TH NWLY ALG SD C/L TO C/L FISHER RD TH S 10 DEG E ALG SD C/L OF FISHER RD TO POB SEC 24 T29N R14W. EXCEPT L1252P943 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, NORTH 10°00'00" WEST, 1434.65 FEET (RECORDED AS NORTH 10°00'00" WEST, 1434.50 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 79°53' 18" EAST, 195.59 FEET (RECORDED AS NORTH 80°00'00" EAST) TO A TRAVERSE LINE ALONG THE SHORE OF THE CRYSTAL RIVER; THENCE, ALONG SAID TRAVERSE LINE, SOUTH 53°29'28" EAST, 20.99 FEET; THENCE SOUTH 79°55'30" WEST, 210.04 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG SAID CENTERLINE, NORTH 10°00'00" WEST, 15.13 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF THE ABOVE SAID PARCEL EXTENDING TO THE WATER OF THE CRYSTAL RIVER. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

LOT LINE TRANSFER TO ADJACENT PARCEL 124-033-00

Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          |        |        | * Factors * |      | MARINA.WETLAND.IRR SHAPE |              |
|-----------------------------------------|----------|--------|--------|-------------|------|--------------------------|--------------|
| Description                             | Frontage | Depth  | Front  | Depth       | Rate | %Adj.                    | Reason Value |
| C 100' @ 2000/                          | 193.00   | 200.00 | 0.8484 | 0.8234      | 2000 | 100                      | 269,670      |
| 193 Actual Front Feet, 0.89 Total Acres |          |        |        |             |      | Total Est. Land Value =  | 269,670      |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1930

(11) Heating System: Forced Heat & Cool  
 Ground Area = 508 SF Floor Area = 508 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 508  |          |            |
| Total:  |          |             |      | 70,391   | 45,755     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,473 | 2,907 |
| Water Well, 50 Feet | 1 | 3,410 | 2,216 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 580 | 7,992 | 5,195 |
|--------------|-----|-------|-------|

Garages

|                                                             |     |        |       |
|-------------------------------------------------------------|-----|--------|-------|
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |       |
| Base Cost                                                   | 317 | 14,826 | 9,637 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 104,235 | 67,753 |
|---------|---------|--------|

Notes: 2024 CONVERSION FROM GARAGE



ECF (4082 FISHER LAKE ) 2.700 => TCV: 182,933  
 90% Completed => Est. True Cash Value 2026 = 164,640

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2026 Est. T.C.V. 006-124-032-00 = 435,810  
 Est. TCV/Total Floor Area = 857.89, Most recent sale 10/17/2022 for 226,750

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 207,500       | 207,500        | 207,500 | 149,542      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 7,600         | 2,800          | 0       | 7,600        | 4,037          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 217,900       | 217,900        | 217,900 | 161,179      | 161,179        | 161,179 |  |

45-006-124-033-00  
Property Class: 401  
Map #: 43

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MCCLELLAND MICHAEL J & COLLEEN S  
5793 S FISHER RD  
MAPLE CITY, MI 49664

L1252P947 & L1252P943 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEE LANAU, STATE OF MICHIGAN TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, N10°00'00"W 1353.52 FEET (PREVIOUSLY ERRONEOUSLY RECORDED S AS N10°00'00"W 1386.00 FEET IN LIBER 482, PAGE 487) TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N10°00'00"W 66.00 FEET; THENCE N79°55'30"E 210.04 FEET TO A TRAVERSE ALONG THE SHORE OF CRYSTAL RIVER; THENCE, ALONG SAID SHORELINE TRAVERSE, S27°15'53"E 69.09 FEET; THENCE S79°55'30"W 230.54 FEET TO THE CENTERLINE OF FISHER ROAD AND THE POINT OF BEGINNING. EXCEPT 25 FEET FROM THE WEST END FOR A TOWNSHIP HIGHWAY: SAID PARCEL OF LAND IN LOT 3, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST. & L1252P943 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE ALONG THE CENTERLINE OF FISHER ROAD, NORTH 10°00'00" WEST, 1434.65 FEET (RECORDED AS NORTH 10°00'00" WEST, 1434.50 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 79°53' 18" EAST, 195.59 FEET (RECORDED AS NORTH 80°00'00" EAST) TO A TRAVERSE LINE ALONG THE SHORE OF THE CRYSTAL RIVER; THENCE, ALONG SAID TRAVERSE LINE, SOUTH 53°29'28" EAST, 20.99 FEET; THENCE SOUTH 79°55'30" WEST, 210.04 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG SAID CENTERLINE, NORTH 10°00'00" WEST, 15.13 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF THE ABOVE SAID PARCEL EXTENDING TO THE WATER OF THE CRYSTAL RIVER. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY DESCRIBED AS L482 P487/98 BEG AT A PT ON C/L OF RD 1172 FT E OF & 1368.51 FT N 10 DEG W OF SW COR SEC 24 TH N 10 DEG W ALG SAID C/L 66.0 FT TH N 80 DEG E 275.0 FT TO BANK OF CRYSTAL RIVER TH S 10 DEG E 66 FT TH S 80 DEG W 275.0 FT TO POB SEC 24 T29N R14W 0.42 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                          | 81.00    | 217.53 | 1.0765 | 0.8585 | 7000 | 100   |                         | 524,042 |
| 81 Actual Front Feet, 0.41 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 524,042 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1890

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1476 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior   | Foundation | Size | Cost New | Depr. Cost |
|---------|------------|------------|------|----------|------------|
| 1 Story | Cedar Logs | Slab       | 708  |          |            |
| 1 Story | Siding     | Slab       | 512  |          |            |
| 1 Story | Siding     | Basement   | 256  |          |            |
|         |            | Total:     |      | 180,776  | 108,464    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 256 | 4,746  | 2,848 |
| Exterior                                |     |        |       |
| Stone Veneer                            | 474 | 15,926 | 9,556 |
| Basement, Outside Entrance, Below Grade | 1   | 2,338  | 1,403 |

Parcel Number: 45-006-124-033-00

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## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 2 Fixture Bath     | 1 | 2,552 | 1,531 |

## Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 8,966 | 5,380 |
| Water Well, 50 Feet | 1 | 3,410 | 2,046 |

## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 64 | 5,352 | 3,211 |
|----------------|----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 472 | 6,981 | 4,189 |
|--------------|-----|-------|-------|

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 320 | 14,912 | 8,947  |
| Common Wall: 1 Wall | 1   | -2,469 | -1,481 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 251,334 | 150,800 |
|---------|---------|---------|

Notes: ORIGINAL AREA LOG WITH CEDAR BRANCH

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 407,160

2026 Est. T.C.V. 006-124-033-00 = 932,702

Est. TCV/Total Floor Area = 631.91, Most recent sale 01/12/2016 for 300,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 420,000                 | 420,000 | 420,000   | 203,992        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 46,400  | 0         | 5,507          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 466,400                 | 466,400 | 466,400   | 209,499        | 209,499     | 209,499 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-124-034-00   | 2026 Est. T.C.V.    | SMITH WILLIARD DALE & MARY JO |
| Property Class: 401 |                     | 5831 S FISHER RD              |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1172 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH 10° WEST FOLLOWING THE CENTERLINE OF THE TOWNSHIP HIGHWAY 1188 FEET FOR THE STARTING POINT; THENCE EAST 10° NORTH 325 FEET MORE OR LESS TO WATER'S EDGE OF CRYSTAL RIVER; THENCE NORTH 10° WEST 66 FEET; THENCE WEST 10° SOUTH TO THE CENTERLINE OF TOWNSHIP HIGHWAY; THENCE SOUTH 10° EAST FOLLOWING THE CENTERLINE OF THE TOWNSHIP HIGHWAY 66 FEET TO THE PLACE OF BEGINNING.

THIS PARCEL IS IN LOT 3 OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST AND DESCRIBES LOT NO. 19 OF THE FISHER LAKE RESORT PROPERTY.

FORMERLY L273 P622 DC L539 P921/00 PRT GOVT LOT 3 BEG AT A PT ON C/L OF ROAD 1172 FT E OF & 1170.51 FT N 10 DEG W OF SW COR SEC 24 TH N 10 DEG W ALONG SAID C/L 66 FT THN 80 DEG E 325 FT TO BANK OF CRYSTAL RIVER TH S 10 DEG E 66 FT TH S 80 DEG W 325 FT TO POB SEC 24 T29N R14W .48 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| GROUP B 7000/         | 66.00    | 325.00      | 1.1565 | 0.8937 | 7000       | 100   |              | 477,518 |
| 66 Actual Front Feet, | 0.49     | Total Acres |        |        | Total Est. |       | Land Value = | 477,518 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value |
|-----------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete               | 7.73  | 575  | 50     | 2,222      |
| D/W/P: Asphalt Paving             | 3.68  | 2800 | 50     | 5,152      |
| D/W/P: Brick on Sand              | 22.06 | 600  | 50     | 6,618      |
| Total Estimated Land Improvements |       |      |        | 13,992     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1806 SF Floor Area = 3160 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,806  |          |            |
|            |          |             | Total: | 459,341  | 450,155    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,093  |
| 3 Fixture Bath     | 2 | 13,432 | 13,163 |
| 2 Fixture Bath     | 1 | 4,500  | 4,410  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,662 |
| Water Well, 150 Feet | 1 | 9,557  | 9,366  |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 385 | 13,267 | 13,002 |
| WCP (1 Story) | 319 | 15,025 | 14,724 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 31,576 | 30,944 |
| Storage Over Garage | 288 | 5,086  | 4,984  |
| Door Opener         | 1   | 672    | 659    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,896 |
|------------------|---|-------|-------|

Parcel Number: 45-006-124-034-00

Page: 2

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 4,442 |
|----------------|---|-------|-------|

## Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 158 | 3,697 | 3,623 |
|-----------------------|-----|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 577,679 | 566,124 |
|---------|---------|---------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 1,528,535

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-124-034-00 | = | 2,020,045 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 639.25, Most recent sale 08/28/2007 for 425,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 937,400       | 937,400        | 937,400   | 779,673      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 72,600         | 0         | 0            | 21,051         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,010,000     | 1,010,000      | 1,010,000 | 800,724      | 800,724        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-124-035-01   | 2026 Est. T.C.V.    | CRYSTAL HARBOR MARINA INC |
| Property Class: 201 |                     | 5664 S DUNNS FARM RD      |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2 SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEEANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18''W 21.12 FEET; THENCE S43°48'07''E 1032.89 FEET (RECORDED AS 1033.56 FEET) TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07''E 285.50 FEET; THENCE S 78°32'07''E 308.52 FEET; THENCE S61°15'07''E 43.73 FEET; THENCE LEAVING SAID CENTERLINE S13°32'06''W 123.83 FEET; THENCE S60°34'59''W 259.14 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE OF THE CRYSTAL RIVER N49°19'15''W 264.13 FEET; THENCE CONTINUING ALONG SAID TRAVERSE LINE S69°53'45''W 64.81 FEET; THENCE S89°55'48''W 41.18 FEET; THENCE ALONG THE CENTERLINE OF FISHER ROAD N12°48'07''W 264.00 FEET TO THE POINT OF BEGINNING. THE SIDELINES OF THE ABOVE PARCEL EXTEND TO THE CENTER THREAD OF THE CRYSTAL RIVER, WITH FULL RIPARIAN RIGHTS THEREON. CONTAINING 3.04 ACRES WITHIN THE SHORELINE TRAVERSE AND 3.31 ACRES TO THE CENTER THREAD OF THE CRYSTAL RIVER. SUBJECT TO THE RIGHTS-OF-WAY OF COUNTY ROAD NO. 675 AND FISHER ROAD. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES.

6/18/2020 BOUNDARY LINE ADJ WITH 124-040-00 EXPANDING 035-00 TO INCLUDE ALL BUILDINGS. RETIRE PIN AND CREATE 124-035-01  
FORMERLY 124-035-00 L232 P856 PRT OF NW 1/4 OF SW 1/4 COM 21.12 FT S OF NW COR SW 1/4 TH S 45 DEG E 1043.46 FT TO POB TH S 14 DEG E 264 FT TO BANK CRYSTAL RIVER TH ELY ON BANK 300 FT TH N 14 DEG W TO C/L HWY TH WLY ON C/L 300 FT TO POB SEC 24 T29N R14W 1.75 A.  
SPLIT ON 07/14/2020 INTO 006-124-035-01;

Split/Comb. on 07/14/2020 completed 07/14/2020 TIM ;  
Parent Parcel(s): 006-124-035-00;  
Child Parcel(s): 006-124-035-01;

-----  
6/18/2020 BOUNDARY LINE ADJ WITH 124-040-00 EXPANDING 035-00 TO INCLUDE ALL BUILDINGS. RETIRE PIN AND CREATE 124-035-01

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage | Depth  | Front  | Depth    | Rate | %Adj. | Reason              | Value                   |           |
|--------------------------------------------------------------------------|----------|--------|--------|----------|------|-------|---------------------|-------------------------|-----------|
|                                                                          | 242.00   | 315.00 | 1.0000 | 0.0000   | 0    | 100*  | CORNER RIVER LENGTH | 0                       |           |
| 2000 COMM COMM RVR BACK                                                  |          | 144184 | SqFt   | 10.50000 | 100  |       |                     | 1,513,928               |           |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |        |          |      |       |                     |                         |           |
| 242 Actual Front Feet, 3.31 Total Acres                                  |          |        |        |          |      |       |                     | Total Est. Land Value = | 1,513,928 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size  | % Good | Cash Value |            |
|-----------------------------------------------------|-------|-------|--------|------------|------------|
| Dock: Light posts                                   | 42.84 | 3500  | 50     | 74,970     |            |
| D/W/P: 3.5 Concrete                                 | 5.82  | 175   | 50     | 509        |            |
| D/W/P: Crushed Rock                                 | 2.12  | 30750 | 50     | 32,595     |            |
| Commercial Local Cost Land Improvements             |       |       |        |            |            |
| Description                                         | Rate  | Size  | % Good | Arch Mult  | Cash Value |
| WATER WELL 4"-6"                                    | 0.00  | 1     | 44     | 100        | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00  | 1     | 44     | 100        | 0          |
| DRAIN FIELD                                         | 0.00  | 1     | 44     | 100        | 0          |
| Total Estimated Land Improvements True Cash Value = |       |       |        |            | 108,074    |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: NORTH PT OF BLDG

Costs are taken from the Stores - Retail cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 12 Perimeter: 340

Base Rate for Upper Floors = 144.99

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.34 15%  
(10) Heating system: Forced Air Furnace Cost/SqFt: 12.48 85%

Parcel Number: 45-006-124-035-01

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Combined Heating System adjustment: 14.41 100%  
 Adjusted Square Foot Cost for Upper Floors = 159.40

Total Floor Area: 2,400 Base Cost New of Upper Floors = 382,557

Reproduction/Replacement Cost = 382,557  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 241,011

| Unit in Place Items  | Rate | Quantity | Arch | %Good | Depr.Cost |
|----------------------|------|----------|------|-------|-----------|
| /CI4/R00DA/W00SP38L  | 1.74 | 175      | 1.00 | 50    | 152       |
| /CI4/R00C/COMSH0235A | 4.29 | 175      | 1.00 | 50    | 375       |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 422,691  
 Replacement Cost/Floor Area= 159.84 Est. TCV/Floor Area= 176.12

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: ALONG RD

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.  
 <<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 152

Base Rate for Upper Floors = 57.17

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.33 100%  
 Adjusted Square Foot Cost for Upper Floors = 62.50

Total Floor Area: 2,760 Base Cost New of Upper Floors = 172,500

Reproduction/Replacement Cost = 172,500  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 91,425

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 159,994  
 Replacement Cost/Floor Area= 62.50 Est. TCV/Floor Area= 57.97

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: BOAT SLIP COVER

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 302

Base Rate for Upper Floors = 21.75

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 21.75

Total Floor Area: 4,140 Base Cost New of Upper Floors = 90,045

Reproduction/Replacement Cost = 90,045  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 54,027

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 94,547  
 Replacement Cost/Floor Area= 21.75 Est. TCV/Floor Area= 22.84

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0  
 Description of Occupancy: BOAT SLIP COVER

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 300

Base Rate for Upper Floors = 20.86

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 20.86

Total Floor Area: 5,000 Base Cost New of Upper Floors = 104,300

Reproduction/Replacement Cost = 104,300  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 62,580

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 109,515  
Replacement Cost/Floor Area= 20.86 Est. TCV/Floor Area= 21.90

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0  
Description of Occupancy: BOAT SLIP COVER

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

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

Class: S Quality: Low Cost  
Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 21.70

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 21.70

Total Floor Area: 3,124 Base Cost New of Upper Floors = 67,790

Reproduction/Replacement Cost = 67,790  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 40,674

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 5 = 71,180  
Replacement Cost/Floor Area= 21.70 Est. TCV/Floor Area= 22.78

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2014  
Description of Occupancy: ADJ SLIPS

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

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

Class: D,Pole Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 100

Base Rate for Upper Floors = 36.13

Adjusted Square Foot Cost for Upper Floors = 36.13

Total Floor Area: 600 Base Cost New of Upper Floors = 21,678

Reproduction/Replacement Cost = 21,678  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 13,007

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 0



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ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 6 = 22,762  
 Replacement Cost/Floor Area= 36.13 Est. TCV/Floor Area= 37.94

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 0  
 Description of Occupancy: AT RD 100'X50'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 300

Base Rate for Upper Floors = 24.23

Adjusted Square Foot Cost for Upper Floors = 24.23

Total Floor Area: 5,000 Base Cost New of Upper Floors = 121,150

Reproduction/Replacement Cost = 121,150  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 42,403

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or Height | Cost |
|------------------|------|-------------|------|
|                  | Col. | SqFt        | Cost |
|                  | Rate | Adj.        | Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 7 = 74,204  
 Replacement Cost/Floor Area= 24.23 Est. TCV/Floor Area= 14.84

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2013  
 Description of Occupancy: SOUTH BLDG@RD 60'X65'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 250

Base Rate for Upper Floors = 24.53

Adjusted Square Foot Cost for Upper Floors = 24.53

Total Floor Area: 3,900 Base Cost New of Upper Floors = 95,667

Reproduction/Replacement Cost = 95,667  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 33,483

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or Height | Cost |
|------------------|------|-------------|------|
|                  | Col. | SqFt        | Cost |
|                  | Rate | Adj.        | Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 8 = 58,596

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Replacement Cost/Floor Area= 24.53

Est. TCV/Floor Area= 15.02

---

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,013,489

---

2026 Est. T.C.V. 006-124-035-01

= 2,635,491

Est. TCV/Total Floor Area = 97.89

2025 Assessed MBOR S.E.V.

1,228,900 1,228,900 1,228,900

Base for Cap

IRM

394,341

2.70

2026 New Eq. Adjustment Loss

0 88,800 0

Additions

Tax Adjustment

Losses

0

10,647

0

2026 Assessed MBOR S.E.V.

1,317,700 1,317,700 1,317,700

Capped

-&gt;Taxable&lt;-

PRE/MBT

404,988

404,988

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-036-00   | 2026 Est. T.C.V.    | CONSUMERS ENERGY     |
| Property Class: 301 |                     | 5615 S DUNNS FARM RD |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PRT OF NW 1/4 OF SW 1/4 SEC 24 BEG ON NLY LN HWY 616 AT PT 33 FT E OF C/L FISHER RD IF FISHER RD WERE EXTENDED N TO E-W 1/4 LN TH N ALG E LN OF PROPOSED EXT OF FISHER RD 100 FT TH E AT RIGHT ANGLE TO E LN FISHER RD 100 FT TH S 140.65 FT TO NLY LN HWY 616 TH WLY ALG NLY LN HWY 616 108.05 FT TO POB SEC 24 T29N R14W .28 A M/L.

#### Land Value Estimates for Land Table 3301.3301 INDUSTRIAL

\* Factors \*

| Description                                                              | Frontage | Depth  | Front      | Depth   | Rate | %Adj. | Reason                                  | Value                          |
|--------------------------------------------------------------------------|----------|--------|------------|---------|------|-------|-----------------------------------------|--------------------------------|
|                                                                          | 100.00   | 124.35 | 1.0000     | 0.0000  | 0    | 100*  |                                         | 0                              |
| IND VOL 3 IND SITE                                                       |          |        | 12435 SqFt | 7.30000 | 100  |       | RATE ADJ FOR ZONING & SIZE: DRAIN FIELD | 90,7                           |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |            |         |      |       |                                         |                                |
| 100 Actual Front Feet, 0.28 Total Acres                                  |          |        |            |         |      |       |                                         | Total Est. Land Value = 90,776 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.22     | 3040 | 50     | 3,374      |
| Fencing: Wire Mesh, #9                              | 3.80     | 168  | 50     | 319        |
| Fencing: Gates, Mesh, 15'                           | 1,101.07 | 1    | 50     | 550        |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,243      |

2026 Est. T.C.V. 006-124-036-00 = 95,019

Est. TCV/Total Floor Area = 3.53

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 47,500                  | 47,500 | 47,500    | 10,292         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 277            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 47,500                  | 47,500 | 47,500    | 10,569         | 10,569      | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-124-037-00   | 2026 Est. T.C.V.    | STENHOLM MARK D & JULIE K |
| Property Class: 401 |                     | 5815 S FISHER RD          |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L661 P669/02 PRT SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALONG C/L HWY 1254 FT TO POB TH N 80 DEG E 300 FT TO BANK CRYSTAL RIVER TH N 10 DEG W 66 FT TH S 80 DEG W 300 FT TO C/L HWY TH S 10 DEG W 66 FT TO POB RESERVING LIFE ESTATE TO KATHRYN B COOPER SEC 24 T29N R14W. 0.45 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP B 7000/                          | 66.00    | 300.00 | 1.1565 | 0.8866 | 7000                    | 100   |        | 473,711 |
| 66 Actual Front Feet, 0.46 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 473,711 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75     | 2000 | 0      | 0          |
| Wood Frame                                          | 21.79    | 144  | 50     | 1,569      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,069      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,008  |          |            |
|         |          |             | Total: | 116,682  | 70,008     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 604 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,515 |
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 192 | 10,310 | 6,186 |
|----------------|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 144 | 3,139 | 1,883 |
|--------------|-----|-------|-------|

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 672 18,930 4,732 \*25% Good

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,130 | 2,478 |
|------------------|---|-------|-------|

Totals: 165,280 92,540

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 249,858

2026 Est. T.C.V. 006-124-037-00 = 726,638

Est. TCV/Total Floor Area = 720.87, Most recent sale 02/16/1976 for 8,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 324,400       | 324,400 | 324,400 | 94,812       | 2.70 |

Parcel Number: 45-006-124-037-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 38,900         | 0       | 0         | 2,559          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 363,300  | 363,300        | 363,300 | 97,371    | 97,371         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-124-038-00   | 2026 Est. T.C.V.    | IHME ROBERT N JR & RANAE M |
| Property Class: 401 |                     | 5865 S FISHER RD           |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L100 P388 L559 P611/00 L802 P949/04 L819 P755/04 2005 DESCR REVISED PRT OF GOVT LOT 3 SEC 24 COM SW SEC COR TH S 87 DEG 36'25" E ALG S SEC LN 1171.41 FT (ALSO REC S 87 DEG 39'20" E 1170.46 FT & E 1172 FT) TO C/L FISHER RD TH N 10 DEG 00'00" W ALG SD C/L 939.56 FT (ALSO REC AS 939.40 FT & 954.41 FT) FOR POB TH CONT N 10 DEG 00'00" W ALG C/L 150 FT TH N 80 DEG 03'18" E 328.57 FT (ALSO REC AS N 80 DEG 00'00" E 328.64 FT & 333.3 FT) TO TRAVERSE LN ALG SHR FISHER LAKE TH S 25 DEG 20'56" E ALG SD TRAVERSE LN 121.08 FT TH S 67 DEG 24'03" W 150.09 FT TH S 80 DEG 03'15" W 214.59 FT TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| GROUP B 7000/                           | 100.00   | 395.74 | 0.9352 | 0.9115 | 7000 | 100   |                 | 596,710                         |
| GROUP B 7000/                           | 21.08    | 395.74 | 0.9352 | 0.9115 | 7000 | 50    | SURPLUS: ZONING | 100 ft 62,893                   |
| 121 Actual Front Feet, 1.10 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 659,603 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 53.05 | 80   | 50     | 2,122      |
| D/W/P: Asphalt Paving | 3.68  | 4300 | 0      | 0          |
| Wood Frame            | 29.44 | 400  | 50     | 5,888      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 95     | 7,125      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 15,135     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1902 SF Floor Area = 2712 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,626  |          |            |
| 1 Story    | Siding   | Crawl Space | 276    |          |            |
| 1 Story    | Siding   | Overhang    | 403    |          |            |
|            |          |             | Total: | 401,640  | 341,394    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 64 | 2,934 | 2,494 |
|--------------|----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 5,541  | 4,710  |
| Water Well, 200 Feet | 1 | 12,175 | 10,349 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 192 | 10,921 | 9,283 |
|---------------|-----|--------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 806 | 47,207 | 40,126 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
| Microwave        | 1 | 813   | 691   |
| Self Clean Range | 1 | 2,438 | 2,072 |

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Exterior 1 Story  | 1 | 8,528 | 7,249 |
| Direct-Vented Gas | 1 | 4,399 | 3,739 |

## Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 733 | 10,093 | 8,579 |
|--------------|-----|--------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 517,126 439,559

## Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 1,186,809

2026 Est. T.C.V. 006-124-038-00 = 1,861,547

Est. TCV/Total Floor Area = 686.41, Most recent sale 05/05/2004 for 325,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 861,800       | 861,800    | 861,800 | 450,058      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 69,000     | 0       | 0            | 12,151         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 930,800       | 930,800    | 930,800 | 462,209      | 462,209        | 462,209 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-040-02   | 2026 Est. T.C.V.    | GCMR REAL ESTATE LLC |
| Property Class: 202 |                     | S DUNNS FARM RD      |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2020005999 PARCEL A DESCRIBED AS THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07"E 285.50 FEET; THENCE S78°32'07"E 308.52 FEET; THENCE S61°15'07"E 43.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE S61°15'07"E 110.90 FEET; THENCE S15°24'53"W 119.85 FEET; THENCE S42°26'07"W 312.12 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE OF THE CRYSTAL RIVER N60°24'01"W 27.30 FEET; THENCE NORTH 28°05'36" WEST 134.84 FEET; THENCE N49°19'15"W 29.34 FEET; THENCE LEAVING SAID TRAVERSE LINE N60°34'59"E 259.14 FEET; THENCE N13°32'06"E 123.83 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675 AND THE POINT OF BEGINNING. THE SIDELINES OF THE ABOVE PARCEL EXTEND TO THE CENTER THREAD OF THE CRYSTAL RIVER, WITH FULL RIPARIAN RIGHTS THEREON. CONTAINING 1.22 ACRES WITHIN THE SHORELINE TRAVERSE AND 1.42 ACRES, MORE OR LESS, TO THE CENTER THREAD OF THE CRYSTAL RIVER. SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD NO. 675. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES. SUBJECT TO ELECTRIC EASEMENT, UTILITY EASEMENT, AND DRAINFIELD EASEMENT TO PARCEL C, ALSO SUBJECT TO AND TOGETHER WITH DRIVEWAY AND UTILITY EASEMENT. SPLIT/COMBINED ON 09/21/2020 FROM 006-124-040-01;

Split/Comb. on 09/21/2020 completed 09/21/2020 TIM A = -02, B=-3, C-04;  
 Parent Parcel(s): 006-124-040-01;  
 Child Parcel(s): 006-124-040-02, 006-124-040-03, 006-124-040-04;  
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#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth       | Rate | %Adj. | Reason                        | Value   |
|-------------------------|----------|-------|-------------|-------------|------|-------|-------------------------------|---------|
| <Site Value C>          |          |       |             |             | 0    | 100   |                               | 0       |
| 2000 COMM COMM RVR BACK |          | 53143 | SqFt        | 10.50000    | 100  |       | LARGER PARCEL INFL & LOCATION | 558,004 |
| 2000 COMM BOAT SLIP USE |          | 5     | SqFt        | 20000.00000 | 100  |       |                               | 100,000 |
|                         |          | 1.22  | Total Acres |             |      |       | Total Est. Land Value =       | 658,004 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value |
|-----------------------------------|-------|------|--------|------------|
| Dock: Light posts                 | 47.90 | 764  | 50     | 18,298     |
| D/W/P: Crushed Rock               | 2.31  | 1366 | 50     | 1,577      |
| Total Estimated Land Improvements |       |      |        | 19,875     |

2026 Est. T.C.V. 006-124-040-02 = 677,879

Est. TCV/Total Floor Area = 249.96, Most recent sale 03/21/2022 for 7,370,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 338,000                 | 338,000 | 338,000 | 264,791      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 900     | 0       | 0            | 7,149          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 338,900                 | 338,900 | 338,900 | 271,940      | 271,940        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-040-03   | 2026 Est. T.C.V.    | IHME INVESTMENS LLC  |
| Property Class: 202 |                     | S DUNNS FARM RD      |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2020005899 PARCEL B THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07" E 285.50 FEET; THENCE S78°32'07" E 308.52 FEET; THENCE S61°15'07" E 154.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE S61°15'07"E 110.90 FEET; THENCE S15°57'56"W 333.19 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LITTLE TUCKER LAKE S39°57'09"W 153.22 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE OF THE CRYSTAL RIVER N33°57'57"W 117.61 FEET; THENCE N60°24'01'W 96.55 FEET; THENCE LEAVING SAID TRAVERSE LINE N42°26'07"E 312.12 FEET; THENCE N15°24'53"E 119.85 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675 AND THE POINT OF BEGINNING. THE SIDELINES OF THE ABOVE PARCEL EXTEND TO THE CENTER THREAD OF THE CRYSTAL RIVER AND SHORE OF LITTLE TUCKER LAKE, WITH FULL RIPARIAN RIGHTS THEREON. CONTAINING 1.59 ACRES WITHIN THE SHORELINE TRAVERSE AND 2.03 ACRES, MORE OR LESS, TO THE CENTER THREAD OF THE CRYSTAL RIVER AND SHORE OF LITTLE TUCKER LAKE. SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD NO. 675. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES. SUBJECT TO UTILITY EASEMENT. ALSO SUBJECT TO AND TOGETHER WITH DRIVEWAY AND UTILITY EASEMENT. SPLIT/COMBINED ON 09/21/2020 FROM 006-124-040-01;

Split/Comb. on 09/21/2020 completed 09/21/2020 TIM A = -02, B=-3, C-04;  
 Parent Parcel(s): 006-124-040-01;  
 Child Parcel(s): 006-124-040-02, 006-124-040-03, 006-124-040-04;  
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#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth       | Rate | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|-------------|------|-------|-------------------------|---------|
| 2000 COMM COMM RVR BACK |          | 69260 | SqFt        | 10.50000    | 100  |       | LARGER PARCEL INFL      | 727,234 |
| 2000 COMM BOAT SLIP USE |          | 7     | SqFt        | 20000.00000 | 100  |       |                         | 140,000 |
|                         |          | 1.59  | Total Acres |             |      |       | Total Est. Land Value = | 867,234 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value                                                 |
|---------------------|-------|------|--------|------------------------------------------------------------|
| Dock: Light posts   | 47.90 | 384  | 50     | 9,197                                                      |
| D/W/P: Crushed Rock | 2.31  | 1366 | 50     | 1,577                                                      |
|                     |       |      |        | Total Estimated Land Improvements True Cash Value = 10,774 |

2026 Est. T.C.V. 006-124-040-03 = 878,008

Est. TCV/Total Floor Area = 323.75, Most recent sale 09/11/2020 for 625,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 438,500                 | 438,500 | 438,500 | 343,276      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 500     | 0       | 0            | 9,268          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 439,000                 | 439,000 | 439,000 | 352,544      | 352,544        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-124-040-04   | 2026 Est. T.C.V.    | ANDERSON BRADLEY W TRUST |
| Property Class: 202 |                     | S DUNNS FARM RD          |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2020005900 PARCEL C THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07"E 285.50 FEET; THENCE S78°32'07"E 308.52 FEET; THENCE S61°15'07"E 265.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE S61°15'07"E 196.06 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE OF TUCKER CREEK S28°20'21"W 271.38 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LITTLE TUCKER LAKE N84°33'51"W 135.33 FEET; THENCE LEAVING SAID TRAVERSE LINE N15°57'56"E 333.19 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675 AND THE POINT OF BEGINNING. THE SIDELINES OF THE ABOVE PARCEL EXTEND TO THE WATER'S EDGE OF LITTLE FISHER LAKE, AND EXTEND TO THE CENTER THREAD OF TUCKER CREEK WITH FULL RIPARIAN RIGHTS THEREON. CONTAINING 1.12 ACRES WITHIN THE SHORELINE TRAVERSE AND 1.31 ACRES TO THE CENTER THREAD OF THE CRYSTAL RIVER, TUCKER CREEK AND THE SHORE OF LITTLE TUCKER LAKE. SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD NO. 675. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES. TOGETHER WITH DRAINFIELD EASEMENT AND DRIVEWAY AND UTILITY EASEMENT. SPLIT/COMBINED ON 09/21/2020 FROM 006-124-040-01;

Split/Comb. on 09/21/2020 completed 09/21/2020 TIM A = -02, B=-3, C-04;  
 Parent Parcel(s): 006-124-040-01;  
 Child Parcel(s): 006-124-040-02, 006-124-040-03, 006-124-040-04;  
 -----

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth       | Rate | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|-------------|------|-------|-------------------------|---------|
| 2000 COMM COMM RVR BACK |          | 48787 | SqFt        | 10.50000    | 100  |       |                         | 512,266 |
| 2000 COMM BOAT SLIP USE |          | 1     | SqFt        | 20000.00000 | 100  |       |                         | 20,000  |
|                         |          | 1.12  | Total Acres |             |      |       | Total Est. Land Value = | 532,266 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: 4in Ren. Conc.             | 6.73 | 1366 | 50                | 4,596      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 4,596      |

2026 Est. T.C.V. 006-124-040-04 = 536,862

Est. TCV/Total Floor Area = 197.96, Most recent sale 09/11/2020 for 370,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 268,400                 | 268,400 | 268,400 | 197,998      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 5,345          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 268,400                 | 268,400 | 268,400 | 203,343      | 203,343        | 0       |  |

45-006-124-040-11  
 Property Class: 402  
 Map #: 43

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

EQUITY TRUST COMPANY FBO  
 S DUNNS FARM RD  
 MAPLE CITY, MI 49664

L284 P828 L307 P389-394 L336 P649/92 PRT OF GOVT LOT 2 SEC 24 COM W 1/4 COR SD  
 SEC TH ALG W SEC LN S 0 DEG 36'30" W 21.12 FT TH S 45 DEG 0' E 1033.56 FT TH S  
 75 DEG 30' E 285.50 FT TH S 79 DEG 44' E 308.52 FT TH S 62 DEG 27' E 503.12 FT  
 FOR POB TH ALG C/L CO RD 675 S 62 DEG 27' E 342 FT TH S 55 DEG 21'10" W 264.95  
 FT TO SHR FISHER LAKE TH ALG SD SHR N 81 DEG 58' W 75.64 FT TH N 66 DEG 47'30" W  
 65.39 FT TH S 85 DEG 52' W 73.97 FT TH LEAVING SD SHR ALG LEFT BANK TUCKER CREEK  
 N 21 DEG 36'20" E 145.77 FT TH ALG SD BANK N 26 DEG 07'40" E 158.50 FT TO POB  
 SUBJECT TO RIGHTS CO RD 675 SEC 24 T29N R14W.

# Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                         | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------------|---------|
| GROUP B 7000/                           | 100.00   | 324.17 | 0.7650 | 0.8935 | 7000 | 100   |                                | 478,433 |
| GROUP B 7000/                           | 115.00   | 324.17 | 0.7650 | 0.8935 | 7000 | 50    | SURPLUS: ZONING 100' & WETLAND | 275,099 |
| 215 Actual Front Feet, 1.60 Total Acres |          |        |        |        |      |       | Total Est. Land Value =        | 753,533 |

2026 Est. T.C.V. 006-124-040-11 = 753,533

Est. TCV/Total Floor Area = 277.85, Most recent sale 06/25/2020 for 368,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 322,900                 | 322,900 | 322,900   | 155,577        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 53,900  | 0         | 0              | 4,200       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 376,800                 | 376,800 | 376,800   | 159,777        | 159,777     | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-124-047-00   | 2026 Est. T.C.V.    | PALEN GRANT T & LINDA J TRUST & |
| Property Class: 401 |                     | 5910 S DUNNS FARM RD            |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L293 P956 L381 P578 DC L473 P461/98 L473 P462/98 PRT GOVT LOT 1 BEG 311.7 FT N & 181.3 FT W OF MEANDER COR ON E END FISHER LK ON S SEC LN TH N 62 DEG 45' E 511.3 FT TO C/L HWY TH N 30 DEG W 165 FT TH S 62 DEG 45' W 519.5 FT TO SHR TH SELY ALG SHR TO POB SEC 24 T29N R14W 1.95 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

| Description                             |  | Frontage                |        | Depth  |        | * Factors * |     | Rate            |  | WITH WETLANDS |         | Value   |  |
|-----------------------------------------|--|-------------------------|--------|--------|--------|-------------|-----|-----------------|--|---------------|---------|---------|--|
|                                         |  |                         |        |        |        |             |     |                 |  | %Adj.         | Reason  |         |  |
| GROUP B 7000/                           |  | 100.00                  | 515.00 | 0.8392 | 0.9358 | 7000        | 100 |                 |  |               |         | 549,743 |  |
| GROUP B 7000/                           |  | 65.00                   | 515.00 | 0.8392 | 0.9358 | 7000        | 50  | SURPLUS: ZONING |  | 100 FT        | 178,666 |         |  |
| 165 Actual Front Feet, 1.95 Total Acres |  | Total Est. Land Value = |        |        |        |             |     | 728,409         |  |               |         |         |  |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 846 SF Floor Area = 1197 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 702  |          |            |
| 1 Story   | Siding   | Crawl Space | 144  |          |            |
| Total:    |          |             |      | 134,879  | 74,182     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 208 | 12,199 | 6,709 |
| CGEP (1 Story) | 36  | 3,799  | 2,089 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 150 | 3,291 | 1,810 |
|--------------|-----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 308 | 12,804 | 7,042 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 5,876 | 3,232 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 185,986 | 102,290 |
|---------|---------|---------|

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 276,183

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1920

(11) Heating System: Forced Air w/o Ducts

Parcel Number: 45-006-124-047-00

Page: 2

Ground Area = 556 SF Floor Area = 556 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 556  |          |            |
| Total:  |          |             |      | 70,480   | 38,764     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 136 | 8,069 | 4,438 |
| WPP            | 120 | 2,840 | 1,562 |
| WPP            | 24  | 1,130 | 621   |

## Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 21 | 921 | 507 |
|--------------|----|-----|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 84,447 | 46,446 |
|---------|--------|--------|

## Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 125,405

2026 Est. T.C.V. 006-124-047-00 = 1,131,497

Est. TCV/Total Floor Area = 645.46, Most recent sale 11/14/1988 for 30,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 505,300       | 505,300        | 505,300 | 132,933      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 60,400         | 0       | 0            | 3,589          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 565,700       | 565,700        | 565,700 | 136,522      | 136,522        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-124-048-00   | 2026 Est. T.C.V.    | MCFERREN DOUGLAS K & KATHRYN C |
| Property Class: 401 |                     | 5991 S FISHER RD               |
| Map #: 43           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L229 P240 PRT GOVT LOT 3 BEG AT PT ON S LINE SEC 1610.56 FT S 88 DEG 03' E OF &  
 354.5 FT N 58 DEG 02' E OF SW COR SEC 24 TH N 58 DEG 02' E 102.25 FT TH S 47 DEG  
 E 147.0 FT TO SHORE FISHER LAKE TH S 43 DEG W ALONG SHORE 100 FT TH N 47 DEG W  
 168.0 FT TO BEGINNING. SEC 24 T29N R14W .50 A.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP A 9000/                           | 100.00   | 157.50 | 1.0000 | 0.5237 | 9000                    | 100   |        | 471,293 |
| 100 Actual Front Feet, 0.36 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 471,293 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 26.81 | 160  | 50     | 2,145      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,145      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 587 SF Floor Area = 587 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 587    |          |            |
|         |          |             | Total: | 95,509   | 70,678     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,074 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,539 |
| Water Well, 100 Feet | 1 | 5,847 | 4,327 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 161 | 14,136 | 10,461 |
| WCP (1 Story)  | 14  | 1,057  | 782    |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 192 | 3,959 | 2,930 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,048 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,919 |
|----------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 132,101 | 97,758 |
|---------|---------|--------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 263,947

2026 Est. T.C.V. 006-124-048-00 = 737,385

Est. TCV/Total Floor Area = 1256.19, Most recent sale 07/08/2021 for 650,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 363,700       | 363,700    | 363,700 | 225,768      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 5,000      | 0       | 0            | 6,095          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 368,700       | 368,700    | 368,700 | 231,863      | 231,863        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-124-049-00   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L74 P137 NE 1/4 OF SE 1/4 SEC 24 T29N R14W 40 A.

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Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate  | %Adj. | Reason                  | Value   |
|------------------|----------|-------|-------------|-------|-------|-------|-------------------------|---------|
| 4019 SEC 1 14000 |          |       | 40.00 Acres |       | 14000 | 100   |                         | 560,000 |
|                  |          | 40.00 | Total Acres |       |       |       | Total Est. Land Value = | 560,000 |

---

2026 Est. T.C.V. 006-124-049-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-124-051-00   | 2026 Est. T.C.V.    | DUPONT OLIVIA J TRUST |
| Property Class: 401 |                     | 5976 S DUNNS FARM RD  |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L280 P124 L391 P703 L397 P106-107/94 BEG AT MEANDER COR ON E SHR FISHER LAKE BET  
 SEC 24 & 25 TH NWLY ALG SHR TO PT ON SHR 165 FT N & 105.8 FT W FR POB TH N 62  
 DEG 45' E 518.7 FT TO CEN HWY TH S 35 DEG E ALG HWY 494 FT TO INT SEC LINE BET  
 SEC 24 & 25 TH W 628 FT TO POB SEC 24 T29N R14W 5 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

|                                         |          | * Factors * |        | WITH WETLANDS |                                |           |
|-----------------------------------------|----------|-------------|--------|---------------|--------------------------------|-----------|
| Description                             | Frontage | Depth       | Front  | Depth         | Rate %Adj. Reason              | Value     |
| GROUP A 9000/                           | 100.00   | 1000.10     | 0.8452 | 1.0000        | 9000 100                       | 760,666   |
| GROUP B 7000/                           | 96.00    | 1000.10     | 0.7902 | 1.0000        | 7000 50 SURPLUS: ZONING 100 ft | 265,494   |
| 196 Actual Front Feet, 4.50 Total Acres |          |             |        |               | Total Est. Land Value =        | 1,026,160 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Gazeboo(s): Standard                                | 16,583.00 | 1    | 50     | 8,291      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00  | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 15,791     |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 649 SF Floor Area = 649 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|---------|-----------|-------------|--------|----------|------------|
| 1 Story | Pine Logs | Crawl Space | 649    |          |            |
|         |           |             | Total: | 86,603   | 47,632     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 3 Fixture Bath     | 1 | 3,794 | 2,087 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WGEP (1 Story) | 96 | 9,281 | 5,105 |
|----------------|----|-------|-------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,238 | 1,231 |
| Treated Wood | 48 | 1,660 | 913   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,182 |
|------------|---|-------|-------|

Totals: 118,863 65,376

Notes: CABIN1

ECF (4082 FISHER LAKE ) 2.700 => TCV: 176,516

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2256 SF Floor Area = 4071 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80



## Building Areas

| Stories                                                   | Exterior                                | Foundation  | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|-------------|---------|----------|------------|
| 1.5 Story                                                 | Siding                                  | Crawl Space | 2,256   |          |            |
| 1 Story                                                   | Siding                                  | Overhang    | 687     |          |            |
|                                                           |                                         |             | Total:  | 555,354  | 444,285    |
| Other Additions/Adjustments                               |                                         |             |         |          |            |
| Exterior                                                  |                                         |             |         |          |            |
|                                                           | Brick Veneer                            |             | 300     | 6,042    | 4,834      |
|                                                           | Basement, Outside Entrance, Below Grade |             | 1       | 3,888    | 3,110      |
| Plumbing                                                  |                                         |             |         |          |            |
|                                                           | Average Fixture(s)                      |             | 1       | 2,136    | 1,709      |
|                                                           | 3 Fixture Bath                          |             | 1       | 6,716    | 5,373      |
|                                                           | 2 Fixture Bath                          |             | 1       | 4,500    | 3,600      |
| Water/Sewer                                               |                                         |             |         |          |            |
|                                                           | 1000 Gal Septic                         |             | 1       | 5,541    | 4,433      |
|                                                           | Water Well, 100 Feet                    |             | 1       | 6,514    | 5,211      |
| Porches                                                   |                                         |             |         |          |            |
|                                                           | WCP (1 Story)                           |             | 371     | 17,456   | 13,965     |
|                                                           | WGEP (1 Story)                          |             | 152     | 16,696   | 13,357     |
|                                                           | WCP (1 Story)                           |             | 112     | 7,200    | 5,760      |
| Deck                                                      |                                         |             |         |          |            |
|                                                           | Treated Wood                            |             | 165     | 3,802    | 3,042      |
|                                                           | Treated Wood                            |             | 20      | 966      | 773        |
| Balcony                                                   |                                         |             |         |          |            |
|                                                           | Wood Balcony                            |             | 120     | 6,551    | 5,241      |
| Garages                                                   |                                         |             |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |             |         |          |            |
|                                                           | Common Wall: 1 Wall                     |             | 1       | -3,064   | -2,451     |
|                                                           | Door Opener                             |             | 2       | 1,343    | 1,074      |
|                                                           | Base Cost                               |             | 1375    | 75,213   | 60,170     |
| Built-Ins                                                 |                                         |             |         |          |            |
|                                                           | Appliance Allow.                        |             | 1       | 3,976    | 3,181      |
| Fireplaces                                                |                                         |             |         |          |            |
|                                                           | Exterior 1 Story                        |             | 1       | 8,528    | 6,822      |
|                                                           |                                         |             | Totals: | 729,358  | 583,489    |

Notes: RESIDENCE

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 1,575,420

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 673 SF Floor Area = 673 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories                     | Exterior           | Foundation  | Size   | Cost New | Depr. Cost |
|-----------------------------|--------------------|-------------|--------|----------|------------|
| 1 Story                     | Siding             | Crawl Space | 673    |          |            |
|                             |                    |             | Total: | 86,512   | 47,580     |
| Other Additions/Adjustments |                    |             |        |          |            |
| Plumbing                    |                    |             |        |          |            |
|                             | Average Fixture(s) |             | 1      | 1,209    | 665        |

Parcel Number: 45-006-124-051-00

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## Porches

WGEP (1 Story)

144

12,023

6,613

## Deck

Treated Wood

77

2,124

1,168

## Built-Ins

Appliance Allow.

1

1,934

1,064

## Fireplaces

Wood Stove

1

2,149

1,182

Totals:

105,951

58,272

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV:

157,335

2026 Est. T.C.V. 006-124-051-00

= 2,951,222

Est. TCV/Total Floor Area = 547.23, Most recent sale 11/22/1994 for 335,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

1,420,800

1,420,800

1,420,800

752,926

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

54,800

0

0

20,329

0

2026 Assessed

MBOR

S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,475,600

1,475,600

1,475,600

773,255

773,255

672,732

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-124-052-01   | 2026 Est. T.C.V.    | SCHACKNIES RUTH ANNETTE |
| Property Class: 401 |                     | 5778 S DUNNS FARM RD    |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L284 P829/88 L300 P278-280 L540 P093/00 DC L815 P117 L815 P118/04 PRT GOVT LOT 2  
 SEC 24 COM W 1/4 COR SD SEC TH ALG W SEC LN S 0 DEG 36' 30" W 21.12 FT TH S 45  
 DEG 0' E 1033.56 FT TH S 75 DEG 30' E 285.50 FT TH S 79 DEG 44' E 308.52 FT TH S  
 62 DEG 27' E 845.12 FT FOR POB TH ALG C/L CO RD 675 S 62 DEG 27' E 253.44 FT TO  
 S 1/8 LN TH CONT ALG SD C/L S 65 DEG 08' 20" E 123.71 FT TH S 60 DEG 49' 50" W  
 296.11 FT TO SHR FISHER LK TH ALG SD SHR N 66 DEG 45' 40" W 126.32 FT TH N 55  
 DEG 58' W 129.15 FT TH N 44 DEG 46' 30" W 50.03 FT TH N 81 DEG 58' W 38.52 FT TH  
 LEAVING SD SHR N 55 DEG 21' 10" E 264.95 FT TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

|                                                                 |          | * Factors * |        | WITH WETLANDS |                           |         |
|-----------------------------------------------------------------|----------|-------------|--------|---------------|---------------------------|---------|
| Description                                                     | Frontage | Depth       | Front  | Depth         | Rate %Adj. Reason         | Value   |
| GROUP B 7000/                                                   | 100.00   | 290.00      | 0.6808 | 0.8836        | 7000 100                  | 421,061 |
| GROUP B 7000/                                                   | 200.00   | 290.00      | 0.6808 | 0.8836        | 7000 50 SURPLUS: WETLANDS | 421,061 |
| 300 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = |          |             |        |               |                           | 842,123 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1882 SF Floor Area = 1882 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,882 |          |            |
| Total:  |          |             |       | 222,443  | 144,589    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 786   |
| 3 Fixture Bath     | 1 | 3,794 | 2,466 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 24,780 | 16,107 |
| Common Wall: 1 Wall | 1   | -2,011 | -1,307 |
| Door Opener         | 2   | 954    | 620    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| WPP | 16 | 800 | 520 |
|-----|----|-----|-----|

##### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 600 | 8,256 | 5,366 |
|-----------------------|-----|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 272,155 176,901

Notes:

Parcel Number: 45-006-124-052-01

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ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 477,633

2026 Est. T.C.V. 006-124-052-01 = 1,324,756

Est. TCV/Total Floor Area = 703.91

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 593,000                 | 593,000 | 593,000   | 311,249        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 69,400  | 0         | 8,403          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 662,400                 | 662,400 | 662,400   | 319,652        | 319,652     | 319,652 |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-124-053-00   | 2026 Est. T.C.V.    | LINSON CM & LINSON AD & JOHNSON JHC |
| Property Class: 401 |                     | 5960 S DUNNS FARM RD                |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

L231 P565 L307 P442/90 L796 P104/04 BEG AT PT ON SHR FISHER LAKE 165 FT N &  
 105.8 FT W OF MEANDER COR AT W END OF LINE BET SEC 24 & 25 TH N 62 DEG 45' E  
 518.7 FT TO C/L OF HWY TH N 30 DEG W 43 FT TH S 62 DEG 45' W 515 FT M/L TO SHR  
 SD FISHER LAKE TH S 27 DEG 15' E 43 FT TO POB SEC 24 T29N R14W .51 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                            | Frontage                | Depth  | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|----------------------------------------|-------------------------|--------|--------|--------|------|-------|---------|---------|
| GROUP A 9000/                          | 43.00                   | 515.00 | 1.2349 | 0.7927 | 9000 | 100   |         | 378,858 |
| 43 Actual Front Feet, 0.51 Total Acres | Total Est. Land Value = |        |        |        |      |       | 378,858 |         |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 26.08 | 80   | 50     | 1,043      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,043      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = 611 SF Floor Area = 755 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

#### Building Areas

| Stories | Exterior  | Foundation | Size | Cost New | Depr. Cost |
|---------|-----------|------------|------|----------|------------|
| 1 Story | Pine Logs | Slab       | 575  |          |            |
| 1 Story | Siding    | Slab       | 36   |          |            |
| 1 Story | Siding    | Overhang   | 144  |          |            |
| Total:  |           |            |      | 88,980   | 24,470     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 277 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 1,153 |
| Water Well, 100 Feet | 1 | 5,252 | 1,444 |

##### Porches

|     |     |       |     |
|-----|-----|-------|-----|
| WPP | 112 | 2,698 | 742 |
| WPP | 21  | 989   | 272 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 451 |
|------------------|---|-------|-----|

Totals: 104,756 28,809

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 77,785

2026 Est. T.C.V. 006-124-053-00 = 457,686

Est. TCV/Total Floor Area = 606.21

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 227,100                 | 227,100 | 227,100   | 85,187         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 1,700   | 0         | 2,300          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 228,800                 | 228,800 | 228,800   | 87,487         | 87,487      | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-124-054-00   | 2026 Est. T.C.V.    | BRAMMER LAWRENCE F TRUST |
| Property Class: 401 |                     | 5940 S DUNNS FARM RD     |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L528 P753 L532 P227/99 BEG AT PT ON SHR FISHER LAKE 208 FT N & 105 FT W OF  
 MEANDER COR AT W END OF LN BET SECS 24 & 25 TH N 62 DEG 45' E 515 FT TO C/L OF  
 HWY TH N 30 DEG W 122 FT TH S 62 DEG 45' W 511.3 FT M/L TO SHR OF SD LAKE TH S  
 27 DEG 15' E 122 FT M/L TO POB SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| GROUP B 7000/                           | 100.00   | 513.00 | 0.9328 | 0.9354 | 7000 | 100   |                        | 610,779                         |
| GROUP B 7000/                           | 22.00    | 513.00 | 0.9328 | 0.9354 | 7000 | 50    | SURPLUS: ZONING 100 ft | 67,186                          |
| 122 Actual Front Feet, 1.44 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 677,964 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 3200 | 0      | 0          |
| D/W/P: 3.5 Concrete   | 6.71 | 150  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Electric Baseboard  
 Ground Area = 2280 SF Floor Area = 2280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,280 |          |            |
| Total:  |          |             |       | 291,556  | 189,511    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 300 | 21,321 | 13,859 |
|----------------|-----|--------|--------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 588 | 29,753 | 19,339 |
| Common Wall: 2 Wall | 1   | -5,280 | -3,432 |
| Door Opener         | 1   | 537    | 349    |

Class: C Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 2400 | 57,888 | 37,627 |
|-----------|------|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 418,245 271,859

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 734,018

2026 Est. T.C.V. 006-124-054-00 = 1,416,732

Est. TCV/Total Floor Area = 621.37

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-124-054-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 645,700  | 645,700        | 645,700 | 173,611   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 62,700         | 0       | 0         | 4,687          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 708,400  | 708,400        | 708,400 | 178,298   | 178,298        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-001-00   | 2026 Est. T.C.V.    | GLEN EDEN LLC        |
| Property Class: 401 |                     | 4615 W NORTHWOOD DR  |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L269 P644 L484 P776 L485 P781/98 L946 P91/07 PRT OF GOVT LOTS 2 & 3 SEC 25 COM NW COR SD SEC TH N 89 DEG 40'52" E ALG N LN SD SEC 1319.76 FT TO W 1/8 LN TH S 00 DEG 05'01 W ALG SD LN 1325.50 FT TO NW COR GOVT LOT 3 TH N 89 DEG 59'43" E ALG N LN 574.17 FT TO POB TH CONT N 89 DEG 59'43" E 509.10 FT TH N 85 DEG 05'03" E 47.76 TO TRAVERSE LN ALG SHR FISHER LAKE TH ALG SD LN S 38 DEG 31'39" E 24.98 FT TH S 59 DEG 21'27" E 49.95 FT TH S 79 DEG 19'59" E 25.30 FT TH S 44 DEG 27'44" W 490.61 FT TH N 47 DEG 52'02" W 44.78 FT TH S 50 DEG 40'26" W 261.60 FT TO A TRAVERSE LN ALG SHR GLEN LAKE TH ALG SD LN N 31 DEG 05'16" W 94.91 FT TH N 60 DEG 28'09" W 199.85 FT TH N 35 DEG 05'15" E 212.86 FT TH N 05 DEG 16'01" W 193.33 FT TO C/L NORTHWOOD DR TH S 75 DEG 20'28" E ALG SD LN 59.32 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 294.76   | 738.91 | 0.8102 | 1.0136 | 21000 | 100   |        | 5,083,285 |
| 295 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 5,083,285 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete   | 9.05  | 808  | 0      | 0          |
| D/W/P: Asphalt Paving | 4.01  | 6800 | 0      | 0          |
| D/W/P: Flagstone/Sand | 29.98 | 260  | 0      | 0          |
| Wood Frame            | 55.88 | 50   | 50     | 1,397      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 4    | 100    | 40,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 41,397     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1940

(11) Heating System: Forced Heat & Cool

Ground Area = 1351 SF Floor Area = 1351 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 528  |          |            |
| 1 Story | Siding   | Basement    | 823  |          |            |
| Total:  |          |             |      | 220,119  | 143,086    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 200 | 7,462 | 4,850 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 32 | 1,125 | 731   |
| WCP (1 Story) | 36 | 2,745 | 1,784 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,750 | 160,396 |
|---------|---------|---------|

Notes: 4615 W NORTHWOOD DR, AT ROAD

ECF (4080 BIG GLEN) 2.700 => TCV: 433,069



Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Heat & Cool  
 Ground Area = 320 SF Floor Area = 320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 320    |          |            |
|         |          |             | Total: | 49,193   | 31,975     |

#### Other Additions/Adjustments

|              |  |  |    |     |     |
|--------------|--|--|----|-----|-----|
| Exterior     |  |  |    |     |     |
| Stone Veneer |  |  | 20 | 746 | 485 |

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 1,451 | 943 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 66 | 2,022 | 1,314 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 1,799 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Exterior 1 Story |  |  | 1 | 6,514 | 4,234 |

|               |  |  |    |       |     |
|---------------|--|--|----|-------|-----|
| Porches       |  |  |    |       |     |
| WCP (1 Story) |  |  | 16 | 1,208 | 785 |

Totals: 63,901 41,535

Notes: MIDDLE BUILDING BETWEEN GUEST HOUST AND PRIMARY RESIDENCE

ECF (4080 BIG GLEN) 2.700 => TCV: 112,145

Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3929 SF Floor Area = 5000 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 3,080  |          |            |
| 1.25 Story | Siding   | Crawl Space | 849    |          |            |
| 1 Story    | Siding   | Overhang    | 89     |          |            |
|            |          |             | Total: | 840,207  | 630,153    |

#### Other Additions/Adjustments

|              |  |  |     |        |        |
|--------------|--|--|-----|--------|--------|
| Exterior     |  |  |     |        |        |
| Stone Veneer |  |  | 400 | 20,332 | 15,249 |

|                    |  |  |   |        |        |
|--------------------|--|--|---|--------|--------|
| Plumbing           |  |  |   |        |        |
| Average Fixture(s) |  |  | 1 | 3,257  | 2,443  |
| 3 Fixture Bath     |  |  | 3 | 30,826 | 23,119 |
| 2 Fixture Bath     |  |  | 1 | 6,850  | 5,137  |
| Extra Sink         |  |  | 1 | 1,706  | 1,279  |

|                      |  |  |   |       |       |
|----------------------|--|--|---|-------|-------|
| Water/Sewer          |  |  |   |       |       |
| 1000 Gal Septic      |  |  | 1 | 6,011 | 4,508 |
| Water Well, 100 Feet |  |  | 1 | 6,941 | 5,206 |

|               |  |  |    |       |       |
|---------------|--|--|----|-------|-------|
| Porches       |  |  |    |       |       |
| CCP (1 Story) |  |  | 64 | 2,854 | 2,140 |

Parcel Number: 45-006-125-001-00

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## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 841 | 57,533 | 43,150 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,688 |
| Door Opener         | 2   | 1,504  | 1,128  |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |         |        |
|---------------------|------|---------|--------|
| Storage Over Garage | 650  | 13,839  | 10,379 |
| Door Opener         | 2    | 1,504   | 1,128  |
| Base Cost           | 1597 | 100,595 | 75,446 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,137 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,203 |
|------------------|---|-------|-------|

## Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 157 | 4,106 | 3,079 |
|-----------------------|-----|-------|-------|

Totals: 1,110,935 833,196

Notes: 4551 - PRIMARY RES AT GLEN LAKE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,249,629

2026 Est. T.C.V. 006-125-001-00

= 7,919,525

Est. TCV/Total Floor Area = 1187.16

2025 Assessed MBOR S.E.V.

3,785,800 3,785,800 3,785,800

Base for Cap

IRM

2,600,330

2.70

2026 New Eq. Adjustment Loss

0 174,000 0

Additions

Tax Adjustment

Losses

0

70,208

0

2026 Assessed MBOR S.E.V.

3,959,800 3,959,800 3,959,800

Capped

-&gt;Taxable&lt;-

PRE/MBT

2,670,538

2,670,538

0

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-125-002-00   | 2026 Est. T.C.V.    | WELLS CLIFFORD & MARY REV LIV TRUST |
| Property Class: 401 |                     | 4413 W GLEN EDEN DR                 |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L379 P755-760/94 PRT GOVT LOT 3 SEC 25 BEG AT PT 1575.23 FT E & 302.8 FT S OF NW  
 COR GOVT LOT 3 TH S 28 DEG W 92.62 FT TO EDGE OF DRIVE TH S 75 DEG 08' E ALG  
 DRIVE 280 FT M/L TO SHR GLEN LAKE TH N 14 DEG 52' E ALG SHR 90 FT TH N 75 DEG  
 08' W 262.9 FT TO POB SEC 25 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 90.00    | 275.88 | 1.0000 | 0.7923 | 21000 | 100   |        | 1,497,502                         |
| 90 Actual Front Feet, 0.57 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,497,502 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1965

(11) Heating System: Electric Baseboard  
 Ground Area = 800 SF Floor Area = 800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 800  |          |            |
| Total:  |          |             |      | 95,868   | 52,726     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
| Separate Shower    | 1 | 1,028 | 565 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,130 | 2,271 |
|------------------|---|-------|-------|

Totals: 113,115 62,211

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 167,970

2026 Est. T.C.V. 006-125-002-00 = 1,667,972

Est. TCV/Total Floor Area = 2084.97, Most recent sale 05/23/2010 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 795,000                 | 795,000 | 795,000   | 372,750        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 39,000  | 0         | 10,064         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 834,000                 | 834,000 | 834,000   | 382,814        | 382,814     | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-125-003-00   | 2026 Est. T.C.V.    | GASS JUDITH E & GASS MARY ELLEN |
| Property Class: 401 |                     | 4411 W GLEN EDEN DR             |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

PRT GOVT LOT 3 SEC 25 BEG 1575.23 FT E & 302.80 FT S OF NW LOT COR TH S 28 DEG W 82.62 FT TH N 75 DEG 05' W 30 FT TH N 28 DEG E 160 FT M/L TO SHR FISHER LAKE TH ALG SHR N 76 DEG 4' E 38.11 FT & N 80 DEG E 56.5 FT TH N 69 DEG E 102 FT TH N 52 DEG E 41 FT TH N 18 DEG E 75 FT TH N 24 DEG 30' E 57 FT TH S 51 DEG 30' E 68.7 FT TO SHR GLEN LAKE TH ON SHR S 23.3 FT TH S 14 DEG 52' W 290 FT TH N 75 DEG 08' W 262.9 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

| * Factors *            |          | IRR SHAPE ALONG CHANNEL |                                   |
|------------------------|----------|-------------------------|-----------------------------------|
| Description            | Frontage | Depth                   | Value                             |
| INFERIOR 8000/         | 180.25   | 290.00                  | 1,619,190                         |
| 180 Actual Front Feet, | 1.20     | Total Acres             | Total Est. Land Value = 1,619,190 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1265 SF Floor Area = 1265 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,265  |          |            |
|         |          |             | Total: | 174,550  | 104,730    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 271 | 4,789 | 2,873 |
| CPP | 96  | 2,108 | 1,265 |
| WPP | 160 | 4,346 | 2,608 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 600 | 22,524 | 13,514 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 234,245 140,546

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 379,474

2026 Est. T.C.V. 006-125-003-00 = 2,000,164

Est. TCV/Total Floor Area = 1581.16

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 891,800       | 891,800 | 891,800 | 338,998      | 2.70 |

Parcel Number: 45-006-125-003-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 108,300        | 0         | 0         | 9,152          | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,000,100 | 1,000,100      | 1,000,100 | 348,150   | 348,150        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-004-00   | 2026 Est. T.C.V.    | GORDON DANIEL A & MARGUERITE |
| Property Class: 401 |                     | 4393 W GLEN EDEN DR          |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

PRT OF GOVT LOT 3 SEC 25 BEG AT PT 1041.0 FT E OF & 542.9 FT S OF NW COR SD LOT  
 3 TH N 31 DEG 26' E 571.7 FT TO SHR FISHER LAKE TH N 84 DEG 23' E ON SHR 50 FT  
 TH S 64 DEG 52' E ON SHR 50 FT TH S 19 DEG 29' E ON SHR 50 FT TH S 29 DEG 20' W  
 584.9 FT TH N 55 DEG 26' W 150.00 FT ON SLY LN PVT DR TO POB SEC 25 T29N R14W 2  
 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

|                                         |          | * Factors * |        | NO PURC ON LK LOT |                         |                                |
|-----------------------------------------|----------|-------------|--------|-------------------|-------------------------|--------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth             | Rate %Adj.              | Reason Value                   |
| GROUP A 9000/                           | 100.00   | 554.66      | 0.9036 | 0.8136            | 9000 100                | 661,651                        |
| GROUP A 9000/                           | 50.00    | 554.66      | 0.9036 | 0.8136            | 9000 50                 | SURPLUS: ZONING & PURC 165,413 |
| 150 Actual Front Feet, 1.91 Total Acres |          |             |        |                   | Total Est. Land Value = | 827,064                        |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size % Good | Cash Value |
|-----------------------------------------------------|-------|-------------|------------|
| Fencing: Wd, Split, 2 Rail                          | 20.81 | 40 97       | 807        |
| D/W/P: 4in Ren. Conc.                               | 10.45 | 108 100     | 1,129      |
| Total Estimated Land Improvements True Cash Value = |       |             | 1,936      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2019

(11) Heating System: Forced Heat & Cool  
 Ground Area = 668 SF Floor Area = 1586 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 668    |          |            |
| 1 Story | Siding   | Overhang   | 250    |          |            |
|         |          |            | Total: | 237,774  | 230,641    |

#### Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 270 | 12,377 | 12,006 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 2,136 | 2,072 |
| 3 Fixture Bath     | 1 | 6,716 | 6,515 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 5,541 | 5,375 |
| Water Well, 100 Feet | 1 | 6,514 | 6,319 |

|               |     |       |       |
|---------------|-----|-------|-------|
| Porches       |     |       |       |
| WCP (1 Story) | 53  | 4,390 | 4,258 |
| CCP (1 Story) | 108 | 4,154 | 4,029 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 108 | 2,834 | 2,749 |

|                                                           |     |        |        |
|-----------------------------------------------------------|-----|--------|--------|
| Garages                                                   |     |        |        |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                 | 323 | 25,020 | 24,269 |
| Common Wall: 2 Wall                                       | 1   | -6,121 | -5,937 |
| Door Opener                                               | 2   | 1,343  | 1,303  |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 3,976 | 3,857 |

|                |   |       |       |
|----------------|---|-------|-------|
| Fireplaces     |   |       |       |
| Prefab 1 Story | 1 | 3,667 | 3,557 |

|         |         |         |
|---------|---------|---------|
| Totals: | 310,321 | 301,013 |
|---------|---------|---------|

Notes:

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ECF (4082 FISHER LAKE ) 2.700 => TCV: 812,735

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2026 Est. T.C.V. 006-125-004-00 = 1,641,735

Est. TCV/Total Floor Area = 1035.14, Most recent sale 08/28/2009 for 600,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 809,200       | 809,200        | 809,200 | 396,351      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,700         | 0       | 0            | 10,701         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 820,900       | 820,900        | 820,900 | 407,052      | 407,052        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-005-00   | 2026 Est. T.C.V.    | HALEY PETER G        |
| Property Class: 402 |                     | W GLEN EDEN DR       |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L229 P90 PRT GOVT LOT 3 SEC 25 COM AT PT 1575.23 FT E & 302 FT S OF NW COR LOT 3  
 TH S 28 DEG W 92.62 FT FOR POB TH S 28 DEG 05' W 267.74 FT TH N 48 DEG 30' E 50  
 FT TH N 41 DEG 22' E 199.94 FT TH WLY 40 FT TH N 26 DEG 02' E 49.16 FT TH N 75  
 DEG 08' W 40 FT TO POB SEC 25 T29N R14W.

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

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                        | 46.67    | 186.32 | 1.3057 | 0.8261 | 600  | 100   |                         | 30,204 |
| 47 Actual Front Feet, 0.20 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 30,204 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-125-005-00 | = | 30,204 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 19.04

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |   |
|-------------------------|--------|-----------|----------------|-------------|---------|---|
| 14,000                  | 14,000 | 14,000    | 481            | 2.70        |         |   |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |   |
| 0                       | 1,100  | 0         | 0              | 12          |         | 0 |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |
| 15,100                  | 15,100 | 15,100    | 493            | 493         |         | 0 |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-005-10   | 2026 Est. T.C.V.    | JJ&P REAL ESTATE LLC |
| Property Class: 401 |                     | 4405 W GLEN EDEN DR  |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L202 P825 PRT GOVT LOT 3 SEC 25 COM NW SEC COR TH N 89 DEG 37' 09" E 1170.81 FT TH S 2 DEG 24' 40" E 1141.62 FT TH S 75 DEG 47' 40" E 633.32 FT TH S 84 DEG 46' 40" E 432.38 FT TH S 20 DEG 52' 40" E 271.6 FT TH S 76 DEG 59' E 296.45 FT TH N 29 DEG 20' E 20.71 FT FOR POB TH N 29 DEG 20' E 224.16 FT TO SHR FISHER LAKE TH S 19 DEG 33' 22" E 50.03 FT ALG SHR TH S 51 DEG 08' 35" E 49.79 FT ALG SHR TH S 54 DEG 08' 21" E 45.19 FT ALG SHR TH S 83 DEG 49' E 40.59 FT ALG SHR TH S 28 DEG 05' W184.91 FT TH S 76 DEG 59' E 29.5 FT TH S28 DEG 05' W 267.74 FT TH SWLY 99.16 FT ALG SLY R/W EXISTING DR (CHORD=S 69 DEG 55' 29" W 99.16 FT) TH N 28 DEG 05' E 365.23 FT TH N 76 DEG 59' W 140.37 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| GROUP A 9000/                           | 100.00   | 274.30 | 0.8742 | 0.6359 | 9000 | 100   |                        | 500,326                         |
| GROUP A 9000/                           | 71.19    | 274.30 | 0.8742 | 0.6359 | 9000 | 50    | SURPLUS: ZONING 100 ft | 178,091                         |
| 171 Actual Front Feet, 1.08 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 678,417 |

#### Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 53.05 | 160  | 0      | 0          |
| Wood Frame        | 51.17 | 39   | 50     | 998        |
| Wood Frame        | 51.17 | 39   | 50     | 998        |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,996      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2021

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1854 SF Floor Area = 3244 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,854 |          |            |
| Total:     |          |             |       | 466,602  | 461,937    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |

##### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 10,880 | 10,771 |
| Water Well, 50 Feet | 1 | 3,418  | 3,384  |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 160 | 5,438  | 5,384  |
| WSEP (1 Story) | 410 | 26,129 | 25,868 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 196 | 4,277 | 4,234 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

Totals: 543,003 537,575

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 1,451,453

2026 Est. T.C.V. 006-125-005-10

= 2,136,866

Est. TCV/Total Floor Area = 658.71

Parcel Number: 45-006-125-005-10

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,025,800     | 1,025,800      | 1,025,800 | 528,265      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 42,600         | 0         | 0            | 14,263         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,068,400     | 1,068,400      | 1,068,400 | 542,528      | 542,528        | 0       |  |

45-006-125-005-20  
Property Class: 402  
Map #: 47

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

GORDON DANIEL A & MARGUERITE  
W GLEN EDEN DR  
GLEN ARBOR, MI 49636

L212 P500 PRT OF GOVT LOT 3 SEC 25 COM AT NW SEC COR TH N 89DEG 37' 09" E  
1170.81 FT ALG N SEC LN TH S 2 DEG 24' 40" E 1141.62 FT TH S 75 DEG 47' 40" E  
633.32 FT TH S 84 DEG 46' 40" E 432.38 FT TH S 20 DEG 52' 40" E 271.6 FT TH S 76  
DEG 59' E 296.45 FT TH N 29 DEG 20' E 20.71 FT FOR POB TH S 76 DEG 59' E 140.37  
FT ALG N R/W LN OF DRIVE WAY TH S 28' 05' W 305.5 FT TH SWLY 39.18 FT ALG N R/W  
LN OF DRIVE & ARC OF 7773.07 FT RADIUS CURVE TO RIGHT & LNG CHD BEARING S 70 DEG  
06' 24" W 39.18 FT TH NWLY 115.38 FT ALG N R/W OF DRIVE & ARC OF 160.0 FT RADIUS  
CURVE TO RIGHT & LONG CHORD BEARING N 73 DEG 44' 05" W 112.9 FT TH N 53 DEG 04'  
31" W 5.87 FT ALG N LN OF DRIVE TH N 29 DEG 20' E 320.41 FT TO POB SEC 25 T29N  
R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 326.70 | 0.9193 | 0.9309 | 3400 | 100   |                         | 290,979 |
| B 100' @ 3400/                          | 40.00    | 326.76 | 0.9193 | 0.9310 | 3400 | 50    | SURPLUS: ZONING 100 ft  | 58,199  |
| 140 Actual Front Feet, 1.05 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 349,178 |

2026 Est. T.C.V. 006-125-005-20 = 349,178

Est. TCV/Total Floor Area = 107.64, Most recent sale 08/28/2009 for 150,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 179,700                 | 179,700 | 179,700   | 87,352         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -5,100  | 0         | 2,358          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 174,600                 | 174,600 | 174,600   | 89,710         | 89,710      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-006-00   | 2026 Est. T.C.V.    | HAGERTY COTTAGE LLC  |
| Property Class: 402 |                     | W GLEN EDEN DR       |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PRT OF GOVT LOT 3 SEC 25 COM AT PT 1575.23 FT E & 302 FT S OF NW COR SD LOT 3 TH  
S 28 DEG W 92.62 FT TO POB TH S 28 DEG W 55 FT TH S 68 DEG 59' E 320 FT TO SHR  
GLEN LAKE TH N 6 DEG 24' E 45 FT TH N 8 DEG 55' W 80 FT TH N 75 DEG 08' W 284.05  
FT TO POB SEC 25 T29N R14W .6 A M/L.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 219.54 | 0.9779 | 0.7483 | 21000 | 100   |                        | 1,536,763 |
| GROUP A 21000                                                   | 38.89    | 219.54 | 0.9779 | 0.7483 | 21000 | 50    | SURPLUS: ZONING 100 ft | 298,824   |
| 139 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,835,586 |

2026 Est. T.C.V. 006-125-006-00 = 1,835,586

Est. TCV/Total Floor Area = 565.84, Most recent sale 03/11/2010 for 775,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 874,100       | 874,100        | 874,100 | 409,954      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 43,700         | 0       | 0            | 11,068         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 917,800       | 917,800        | 917,800 | 421,022      | 421,022        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-008-00   | 2026 Est. T.C.V.    | HALEY PETER G TRUST  |
| Property Class: 401 |                     | 4541 W GLEN EDEN DR  |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L225 P860 L297 P690 L338 P658/92 L468 P524/98 L769 P968&983/03 L870 P58/05 PRT  
GOVT LOT 3 SEC 25 BEG 871.92 FT E & 396.63 FT S OF NW LOT COR TH N 44 DEG 21' E  
221.86 FT TH S 57 DEG 04' E 34.74 FT TH S 68 DEG 40' 30" E 70.11 FT TH S 36 DEG  
10' W 253.21 FT TH S 47 DEG 15' W 271.2 FT TO SHR GLEN LAKE TH ALG SHR N 45 DEG  
08' W 84.1 FT N 51 DEG 12' W 73.7 FT & N 31 DEG 19' W 37.2 FT TH N 50 DEG 31' E  
261.9 FT TH S 48 DEG 04' E 44.7 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 402.09 | 0.8983 | 0.8706 | 21000 | 100   |                        | 1,642,360                         |
| GROUP A 21000                           | 95.00    | 402.09 | 0.8983 | 0.8706 | 21000 | 50    | SURPLUS: ZONING 100 ft | 780,121                           |
| 195 Actual Front Feet, 1.80 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,422,481 |

#### Land Improvement Cost Estimates

| Description                   | Rate  | Size  | % Good | Cash Value |
|-------------------------------|-------|-------|--------|------------|
| Landscaping: Spreading Plants | 1.56  | 10000 | 0      | 0          |
| D/W/P: Asphalt Paving         | 3.16  | 6500  | 0      | 0          |
| D/W/P: 4in Concrete           | 7.10  | 535   | 0      | 0          |
| Wood Frame                    | 22.99 | 574   | 50     | 6,598      |
| Wood Frame                    | 24.85 | 225   | 50     | 2,795      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 16,893     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B -5 Blt 1991

(11) Heating System: Heat Pump

Ground Area = 3293 SF Floor Area = 4116 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement    | 1,960  |          |            |
| 1.25 Story | Siding   | Crawl Space | 1,333  |          |            |
|            |          |             | Total: | 735,196  | 514,696    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 300 | 15,249 | 10,674 |
|--------------|-----|--------|--------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,280  |
| 3 Fixture Bath     | 2 | 20,550 | 14,385 |
| 2 Fixture Bath     | 1 | 6,850  | 4,795  |
| Separate Shower    | 1 | 3,123  | 2,186  |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 6,011  | 4,208 |
| Water Well, 150 Feet | 1 | 10,252 | 7,176 |

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 25 | 934 | 654 |
| CPP | 20 | 678 | 475 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 5,078 | 3,555 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|              |     |        |        |
|--------------|-----|--------|--------|
| Base Cost    | 648 | 48,043 | 33,630 |
| Door Opener  | 2   | 1,504  | 1,053  |
| Stone Veneer | 72  | 3,660  | 2,562  |

Parcel Number: 45-006-125-008-00

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Class: C Exterior: Pole (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 768 | 20,168 | 14,118 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,795 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 5,524 |
|------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 895,294 | 626,766 |
|---------|--|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,692,268

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-008-00 | = | 4,131,642 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1003.80, Most recent sale 09/02/2005 for 3,100,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,971,100     | 1,971,100      | 1,971,100 | 1,335,157    | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 94,700         | 0         | 0            | 36,049         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 2,065,800     | 2,065,800      | 2,065,800 | 1,371,206    | 1,371,206      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-125-009-00   | 2026 Est. T.C.V.    | SMITH BARBARA JEAN TRUST |
| Property Class: 401 |                     | 4515 W GLEN EDEN DR      |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L541 P107/00 2003 DESC REVISED PRT OF GOVT LOT 3 SEC 25 COM AT NW COR GOVT LOT 3 TH E 1027.01 FT TH S 237.99 FT TO POB TH N 44 DEG 21' E 268.59 FT TO SHR FISHER LAKE TH S 79 DEG 28' E 25 FT TH S 86 DEG 59' E 50 FT TH S 36 DEG 10' W 284.08 FT TH N 68 DEG 40' 30" W 70.11 FT TH N 57 DEG 04' W 34.74 FT TO POB ALSO PRT GOVT LOT 3 SEC 25 BEG AT PT 971.9 FT E & 486.4 FT S OF NW COR TH N 36 DEG 10'E 537.7 FT TO SHR FISHER LAKE TH S 86 DG 59' E ALG SHR 50.0 FT TH S 31 DEG 26' W 571.7 FT TH N 55 DEG 26' W 32.5 FT TH N 48 DEG 04' W 56.9 FT TO POB EXC SLY PRT LYING SLY OF SLY LN OF A STRIP 25 FT IN WIDTH RUNNING ELY & WLY THROUGH SD ABOVE DESCRIBED PARCEL LOCATED ABOUT 250 FT S OF N LN OF SD PARCEL SUBJECT TO EASEMENT FOR DRIVEWAY PURPOSES SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| GROUP A 9000/                           | 100.00   | 276.00 | 0.9457 | 0.6373 | 9000 | 100   |                        | 542,417 |
| GROUP A 9000/                           | 25.00    | 276.00 | 0.9457 | 0.6373 | 9000 | 50    | SURPLUS: ZONING 100 ft | 67,802  |
| 125 Actual Front Feet, 0.79 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 610,219 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 45.58 | 80   | 50     | 1,823      |
| D/W/P: 4in Ren. Conc. | 7.48  | 144  | 100    | 1,077      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,400      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1692 SF Floor Area = 1692 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,692 |          |            |
| Total:  |          |             |       | 197,405  | 128,313    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 150 | 4,017 | 2,611 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 331 | 5,538 | 3,600 |
|--------------|-----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 678 | 21,893 | 14,230 |
| Door Opener | 2   | 954    | 620    |

Class: CD Exterior: Pole (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 392 | 11,188 | 7,272 |
|-----------|-----|--------|-------|

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 408 | 17,303 | 11,247 |
| Common Wall: 1 Wall | 1   | -2,469 | -1,605 |
| Door Opener         | 1   | 477    | 310    |

#### Built-Ins

Parcel Number: 45-006-125-009-00

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|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 1,934   | 1,257   |
| Fireplaces       |   |         |         |
| Interior 1 Story | 1 | 4,701   | 3,056   |
| Totals:          |   | 274,145 | 178,193 |

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 481,121

2026 Est. T.C.V. 006-125-009-00 = 1,096,740

Est. TCV/Total Floor Area = 648.19

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 540,300                 | 540,300 | 540,300   | 356,115        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 8,100   | 0         | 9,615          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 548,400                 | 548,400 | 548,400   | 365,730        | 365,730     | 365,730 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-010-00   | 2026 Est. T.C.V.    | TUBERGEN LUKE B      |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1366P580 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 88°07'04" EAST, 202.54 FEET ALONG THE NORTH LINE OF SECTION 25; THENCE SOUTH 02°19'44" WEST, 1166.83 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG SAID CENTERLINE, SOUTH 66°34'34" WEST, 37.06 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 75°35'15" WEST, 167.02 FEET TO THE WEST LINE OF SECTION 25; THENCE ALONG SAID WEST LINE, NORTH 01°53'59" EAST, 1229.50 FEET TO THE POINT OF BEGINNING. FORMERLY AVB AS L435 P203-206/96 PRT GOVT LOT 1 SEC 25 BEG AT NW COR SEC 25 & GOVT LOT 1 TH E ON N SEC LN 202.55 FT TH S 0 DEG 29' W 1166.80 FT TO C/L NORTHWOOD DR TH S 64 DEG 37' W 37.06 FT TH CONT ALG C/L NORTHWOOD DR S 73 DEG 36' W 167.03 FT TO W LN SEC 25 TH N 1229.5 FT TO POB SEC 25 T29N R14W 5.57 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                 | Frontage    | Depth   | Front  | Depth  | Rate | %Adj.                   | Reason | Value   |
|-----------------------------|-------------|---------|--------|--------|------|-------------------------|--------|---------|
| C 100' @ 2000/              | 202.00      | 1186.04 | 0.8388 | 1.2850 | 2000 | 100                     |        | 435,458 |
| 202 Actual Front Feet, 5.50 | Total Acres |         |        |        |      | Total Est. Land Value = |        | 435,458 |

|                                                                               |         |           |                |             |         |         |
|-------------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|---------|
| 2026 Est. T.C.V. 006-125-010-00                                               |         |           |                |             | =       | 435,458 |
| Est. TCV/Total Floor Area = 257.36, Most recent sale 07/10/2019 for 3,500,000 |         |           |                |             |         |         |
| 2025 Assessed                                                                 | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |         |
| 217,700                                                                       | 217,700 | 217,700   | 102,641        | 2.70        |         |         |
| 2026 New Eq. Adjustment                                                       | Loss    | Additions | Tax Adjustment | Losses      |         |         |
| 0                                                                             | 0       | 0         | 2,771          | 0           |         |         |
| 2026 Assessed                                                                 | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |         |
| 217,700                                                                       | 217,700 | 217,700   | 105,412        | 105,412     | 0       |         |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-011-00   | 2026 Est. T.C.V.    | GORDON DAVID S & PENELOPE P & |
| Property Class: 401 |                     | 6095 S FISHER RD              |
| Map #: 46,45        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

DC L803 P830 L803 P832/04 PRT GOVT LOT 2 SEC 25 COM AT SW COR SD GOVT LOT 2 TH N  
 4 DEG 38' 30" W 1123.34 FT TO E R/W LN FISHER RD & POB TH S 1 DEG 37' 30" E ON  
 R/W 150.15 FT TH E 877 .95 FT TO SHR FISHER LAKE TH NWLY ON SHR (CHORD=N 67 DEG  
 36'40" W) 131.39 FT TH N 11 DEG 44' W ALG SD SHR 111.3 FT TH S 89 DEG 20' W  
 742.35 FT TO POB SEC 25 T29N R14W. 2.84 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| GROUP A 9000/                           | 100.00   | 824.74 | 0.9036 | 0.9348 | 9000       | 100   |                        | 760,204 |
| GROUP A 9000/                           | 50.00    | 842.74 | 0.9036 | 0.9419 | 9000       | 50    | SURPLUS: ZONING 100 ft | 191,492 |
| 150 Actual Front Feet, 2.86 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 951,696 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value              |
|-----------------------------------|------|------|--------|-------------------------|
| D/W/P: Asphalt Paving             | 3.16 | 2000 | 50     | 3,160                   |
| D/W/P: Asphalt Paving             | 3.16 | 1000 | 50     | 1,580                   |
| Total Estimated Land Improvements |      |      |        | True Cash Value = 4,740 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1656 SF Floor Area = 1656 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,656  |          |            |
|         |          |             | Total: | 210,359  | 126,200    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 280 | 5,079 | 3,047 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 754 | 26,548 | 15,929 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,309 |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 21,905 | 13,143 |
| Door Opener | 1   | 537    | 322    |

Class: C Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 1856 | 44,767 | 26,860 |
|-----------|------|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

##### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| CCP (1 Story) | 24 | 1,209 | 725 |
|---------------|----|-------|-----|

|         |         |         |
|---------|---------|---------|
| Totals: | 332,974 | 199,768 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-125-011-00

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ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 539,374

2026 Est. T.C.V. 006-125-011-00 = 1,495,810  
 Est. TCV/Total Floor Area = 903.27, Most recent sale 09/21/2012 for 610,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 740,400       | 740,400        | 740,400 | 408,919      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,500          | 0       | 0            | 11,040         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 747,900       | 747,900        | 747,900 | 419,959      | 419,959        | 419,959 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-012-00   | 2026 Est. T.C.V.    | GORDON PENELOPE PATTON TRUST |
| Property Class: 401 |                     | 4985 W NORTHWOOD DR          |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L242 P976 L243 P475 L251 P994 L855 P510/05 PRT OF GOVT LOT 1 SEC 25 COM AT NW  
 COR SD SEC TH S 02'30" E 1264.17 FT TO POB AT S R/W HWY TH S 02'30" E 531.04 FT  
 TO SHR GLEN LAKE TH N 32 DEG 26' E ON SHR 182.96 FT TH N 7 DEG 07'30" W 401.94  
 FT TO R/W TH S 65 DEG 18'30" W ON R/W 52.71 FT TO POB UNDIVIDED 1/2 INTEREST SEC  
 25 T29N R14W 1.1 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason            | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 343.38 | 0.9767 | 0.8369 | 21000 | 50    | INTEREST SPLIT    | 858,286                           |
| GROUP A 21000                           | 39.54    | 343.38 | 0.9767 | 0.8369 | 21000 | 25    | SURPLUS&INT SPLIT | 169,696                           |
| 140 Actual Front Feet, 1.10 Total Acres |          |        |        |        |       |       |                   | Total Est. Land Value = 1,027,982 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 2162 SF Floor Area = 2162 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5  
 Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,490 |          |            |
| 1 Story | Siding   | Crawl Space | 672   |          |            |
| Total:  |          |             |       | 291,962  | 109,494    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 544   |
| 3 Fixture Bath     | 3 | 13,700 | 5,137 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 1,793 |
| Water Well, 100 Feet | 1 | 5,847 | 2,193 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 32  | 1,380 | 517   |
| Treated Wood | 220 | 4,338 | 1,627 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 576 | 24,382 | 9,143 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,038 |
|------------------|---|-------|-------|

Totals: 350,609 131,486

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 355,012

2026 Est. T.C.V. 006-125-012-00 = 1,387,994

Est. TCV/Total Floor Area = 642.00, Most recent sale 05/05/2005 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 662,100                 | 662,100 | 662,100   | 235,955        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 31,900  | 0         | 6,370          | 0      |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 694,000       | 694,000 | 694,000 | 242,325 | 242,325     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-012-01   | 2026 Est. T.C.V.    | MEYERS ANN P         |
| Property Class: 401 |                     | 4985 W NORTHWOOD DR  |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L517 P306/99 PRT OF GOVT LOT 1 SEC 25 COM AT NW COR SD SEC TH S 02'30" E 1264.17 FT TO POB AT S R/W HWY TH S 02'30" E 531.04 FT TO SHR GLEN LAKE TH N 32 DEG 26' E ON SHR 182.96 FT TH N 7 DEG 07'30" W 401.94 FT TO R/W TH S 65 DEG 18'30" W ON R/W 52.71 FT TO POB UNDIVIDED 1/2 INTEREST SEC 25 T29N R14W 1.1 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                   | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------------------------|-----------|
| GROUP A 21000                           | 100.00   | 343.38 | 0.9767 | 0.8369 | 21000 | 50    | INTEREST SPLIT           | 858,286   |
| GROUP A 21000                           | 39.54    | 343.38 | 0.9767 | 0.8369 | 21000 | 25    | SURPLUS & INTEREST SPLIT | 169,696   |
| 140 Actual Front Feet, 1.10 Total Acres |          |        |        |        |       |       |                          |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |                          | 1,027,982 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = 2162 SF Floor Area = 2162 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5

Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,490 |          |            |
| 1 Story | Siding   | Crawl Space | 672   |          |            |
| Total:  |          |             |       | 291,962  | 109,494    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 544   |
| 3 Fixture Bath     | 3 | 13,700 | 5,137 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 1,793 |
| Water Well, 100 Feet | 1 | 5,847 | 2,193 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 32  | 1,380 | 517   |
| Treated Wood | 220 | 4,338 | 1,627 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 576 | 24,382 | 9,143 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,038 |
|------------------|---|-------|-------|

Totals: 350,609 131,486

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 355,012

2026 Est. T.C.V. 006-125-012-01 = 1,387,994

Est. TCV/Total Floor Area = 642.00

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 662,100                 | 662,100 | 662,100   | 235,956        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 31,900  | 0         | 6,370          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 694,000 | 694,000 | 694,000 | 242,326 | 242,326 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-013-00   | 2026 Est. T.C.V.    | SELBY JAMES B        |
| Property Class: 402 |                     | S FISHER RD          |
| Map #: 46,45        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L228 P673 L454 P106/97 PRT GOVT LOT 2 BEG AT A PT ON FISHER LAKE 620 FT N OF &  
 735.21 FT E OF SW COR GOVT LOT 2 TH W 815.9 FT TO E R/W LINE OF ROAD TH N 0 DEG  
 44' W ALG E R/W LINE 100.01 FT TH E 868.0 FT TO SHR FISHER LAKE TH S 26 DEG 53'  
 W ALG SHR 112.12 FT TO POB SEC 25 T29N R14W 1.93 A.

# Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP A 9000/                           | 100.00   | 850.00 | 1.0000 | 0.9447 | 9000                    | 100   |        | 850,235 |
| 100 Actual Front Feet, 1.95 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 850,235 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-125-013-00 | = | 850,235 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 393.26

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 425,100                 | 425,100 | 425,100 | 70,798       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 1,911          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 425,100                 | 425,100 | 425,100 | 72,709       | 72,709         | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-014-00   | 2026 Est. T.C.V.    | TITUSKIN WILLIAM & ELIZABETH |
| Property Class: 401 |                     | 6121 S FISHER RD             |
| Map #: 46,45        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L176 P544/75 BEG AT PT ON SHR FISHER LAKE 870 FT N & 846.2 FT E OF SW COR LOT 2  
TH W 929.52 FT TO E R/W LINE OF PUBLIC RD TH N 0 DEG 44' W 50.0005 FT TH N 3 DEG  
09' W 50.15 FT TH E 877.95 FT TO SHR FISHER LAKE TH S 61 DEG 06' E 75.49 FT TH S  
5 DEG 46' W 50.25 FT TO POB SEC 25 T29N R14W 2.06 A M/L.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage                | Depth  | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|-----------------------------------------|-------------------------|--------|--------|--------|------|-------|---------|---------|
| GROUP A 9000/                           | 100.00                  | 900.00 | 1.0000 | 0.9638 | 9000 | 100   |         | 867,416 |
| 100 Actual Front Feet, 2.07 Total Acres | Total Est. Land Value = |        |        |        |      |       | 867,416 |         |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1976

(11) Heating System: Electric Baseboard  
Ground Area = 1278 SF Floor Area = 1278 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,278  |          |            |
|         |          |             | Total: | 175,313  | 105,189    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 80 | 4,578 | 2,747 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 210 | 4,202 | 2,521 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 645    |
| Base Cost   | 1200 | 28,944 | 17,366 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 234,297 | 140,579 |
|---------|---------|---------|

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 379,563

2026 Est. T.C.V. 006-125-014-00 = 1,249,479

Est. TCV/Total Floor Area = 977.68

|                         |         |           |                |        |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
| 617,700                 | 617,700 | 617,700   | 132,480        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

Parcel Number: 45-006-125-014-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 7,000   | 0       | 0       | 3,576       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 624,700       | 624,700 | 624,700 | 136,056 | 136,056     | 136,056 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-017-00   | 2026 Est. T.C.V.    | TUBERGEN LUKE B      |
| Property Class: 401 |                     | 4973 W NORTHWOOD DR  |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1366P580 L13P361 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 01 °53'59" WEST, 1263.33 FEET TO THE SOUTHERLY LIGHT OF WAY OF NORTHWOOD DRIVE AS MONUMENTED; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 67°24'51" EAST, 52.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AS MONUMENTED THE FOLLOWING THREE COURSES, NORTH 67°24'51" EAST, 52.78 FEET; THENCE NORTH 75°09'42" EAST, 57.30 FEET; THENCE NORTH 71 °12'54" EAST, 75.12 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED SOUTH 17°58'06" EAST 221.83 FEET TO A TRAVERSE LINE ALONG THE SHORE OF BIG GLEN LAKE; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES, SOUTH 61 °29'34" WEST, 134.63 FEET; THENCE SOUTH 17°31'04" WEST, 89.02 FEET; THENCE SOUTH 32°42'13" WEST, 118.07 FEET; THENCE LEAVING SAID TRAVERSE LINE NORTH 04°57'50" WEST, 401.88 FEET TO THE POINT OF BEGINNING. CONTAINING 1.38 ACRES MORE OR LESS TO THE TRAVERSE LINE ALONG BIG GLEN LAKE. TOGETHER WITH ALL LAND BETWEEN THE ABOVE DESCRIBED TRACT AND THE WATER'S EDGE OF GLEN LAKE. SUBJECT TO THE RIGHT OF WAY OF NORTHWOOD DRIVE. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY. FORMERLY ABV AS L435 P203-206/96 PRT OF GOVT LOT 1 SEC 25 BEG AT PT ON S LN NORTHWOOD DRIVE WHICH IS 144. 4 FT N OF & 1090 FT W OF NW COR LOT 3 TH S 20 DEG 07' E 223 FT TO SHR GLEN LAKE TH S 64 DEG 48' W ALG SHR 75.29 FT TH S 52 DEG 56' W 60.0 FT TH S 15 DEG 12' W 89.4 FT TH S 30 DEG 31' W 117.77 FT TH N 7 DEG 07' 30" W 401.94 FT TO SLY LN NORTHWOOD DRIVE TH N 65 DEG 18' 30" E 52.71 FT TH N 72 DEG 11' E 57.41 FT TH N 69 DEG 04' E 75.12 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 324.93 | 0.9102 | 0.8254 | 21000 | 100   |                        | 1,577,799                         |
| GROUP A 21000                           | 85.00    | 324.93 | 0.9102 | 0.8254 | 21000 | 50    | SURPLUS: ZONING 100 ft | 670,564                           |
| 185 Actual Front Feet, 1.38 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,248,363 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 21.35 | 2000 | 50     | 21,350     |
| D/W/P: Asphalt Paving                               | 4.01  | 2500 | 50     | 5,012      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 26,362     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3385 SF Floor Area = 5279 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,558 |          |            |
| 2 Story   | Siding   | Basement    | 615   |          |            |
| 1 Story   | Siding   | Crawl Space | 212   |          |            |
| Total:    |          |             |       | 927,651  | 918,375    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 406 | 12,298 | 12,175 |
| Basement, Outside Entrance, Above Grade | 1   | 2,910  | 2,881  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,224  |
| 3 Fixture Bath     | 7 | 71,926 | 71,207 |
| 2 Fixture Bath     | 2 | 13,700 | 13,563 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 11,602 |
| Water Well, 100 Feet | 1 | 6,941  | 6,872  |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 198 | 5,467  | 5,412  |
| CSEP (1 Story) | 296 | 18,050 | 17,869 |
| CCP (1 Story)  | 212 | 8,573  | 8,487  |
| CSEP (1 Story) | 410 | 24,862 | 24,613 |
| WCP (1 Story)  | 294 | 15,776 | 15,618 |
| CCP (1 Story)  | 132 | 5,568  | 5,512  |

## Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Treated Wood          | 115 | 3,100 | 3,069 |
| Treated Wood          | 200 | 4,514 | 4,469 |
| w/Roof (Roof portion) | 112 | 2,995 | 2,965 |

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 39 | 2,370 | 2,346 |
| Wood Balcony | 64 | 3,889 | 3,850 |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 868  | 18,480 | 18,295 |
| Door Opener         | 2    | 1,504  | 1,489  |
| Base Cost           | 1153 | 72,627 | 71,901 |

## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 2 | 13,699 | 13,562 |
|------------------|---|--------|--------|

## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Interior 2 Story  | 2 | 19,207 | 19,015 |
| 2nd on Same Stack | 1 | 6,044  | 5,984  |
| Raised Hearth     | 2 | 1,720  | 1,703  |

Totals: 1,278,847 1,266,058

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 3,418,357

2026 Est. T.C.V. 006-125-017-00 = 5,693,082

Est. TCV/Total Floor Area = 1078.44, Most recent sale 07/10/2019 for 3,500,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 2,716,200               | 2,716,200 | 2,716,200 | 2,393,017      | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 130,300   | 0         | 64,611         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 2,846,500               | 2,846,500 | 2,846,500 | 2,457,628      | 2,457,628   | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-018-00   | 2026 Est. T.C.V.    | MARTIN VAN W & SHARON C |
| Property Class: 401 |                     | 4859 W NORTHWOOD DR     |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L338 P626/92 L411 P247/95 L431 P195/96 PRT GOVT LOT 1 SEC 25 BEG AT PT ON N LN  
 SEC 570 FT E OF NW COR TH E 150 FT TH S 0 DEG 29' W TO SHR GLEN LAKE TH ALG SHR  
 WLY TO PT 150 FT W OF E LN PAR TH N 0 DEG 29' E TO POB EXC NORTHWOOD DR R/W SEC  
 25 T29N R14W 1.16 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|---------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 1408.73 | 0.9592 | 1.1911 | 21000 | 100   |                        | 2,399,274                         |
| GROUP A 21000                           | 50.00    | 1408.73 | 0.9592 | 1.1911 | 21000 | 50    | SURPLUS: ZONING 100 ft | 599,818                           |
| 150 Actual Front Feet, 4.85 Total Acres |          |         |        |        |       |       |                        | Total Est. Land Value = 2,999,092 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 2000

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2786 SF Floor Area = 4876 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New  | Depr. Cost |
|------------|----------|-------------|--------|-----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,786  |           |            |
|            |          |             | Total: | 1,172,579 | 879,433    |

#### Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 300 | 16,911 | 12,683 |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 4,029  | 3,022 |
| 3 Fixture Bath     | 1 | 12,693 | 9,520 |
| 2 Fixture Bath     | 1 | 8,462  | 6,346 |
| Separate Shower    | 1 | 3,640  | 2,730 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,615 | 4,961 |
| Water Well, 100 Feet | 1 | 7,582 | 5,686 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 184 | 11,242 | 8,431  |
| CCP (1 Story)  | 45  | 2,985  | 2,239  |
| CSEP (1 Story) | 299 | 25,271 | 18,953 |
| CCP (1 Story)  | 568 | 32,910 | 24,682 |
| WPP            | 72  | 4,321  | 3,241  |

#### Garages

|                                      |     |        |        |
|--------------------------------------|-----|--------|--------|
| Class: C Exterior: Pole (Unfinished) |     |        |        |
| Base Cost                            | 864 | 21,972 | 16,479 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 9,671 | 7,253 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 1 | 10,879 | 8,159 |
| Exterior 1 Story | 1 | 11,148 | 8,361 |

Totals: 1,362,910 1,022,179

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,759,883

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls A Blt 2000

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 468 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 468    |          |            |
|         |          |            | Total: | 83,047   | 63,946     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 4,029 | 3,102 |
|--------------------|---|-------|-------|

## Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 936 | 80,945 | 62,328 |
| Door Opener | 2   | 1,692  | 1,303  |

|         |         |         |
|---------|---------|---------|
| Totals: | 169,713 | 130,679 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 352,833

2026 Est. T.C.V. 006-125-018-00 = 6,121,808

Est. TCV/Total Floor Area = 1145.55

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2,915,500               | 2,915,500 | 2,915,500 | 833,392        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 145,400   | 0         | 22,501         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 3,060,900               | 3,060,900 | 3,060,900 | 855,893        | 855,893     | 855,893 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-019-00   | 2026 Est. T.C.V.    | SMITH FAMILY TRUST   |
| Property Class: 401 |                     | 6141 S FISHER RD     |
| Map #: 46,45        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

BEG AT PT ON SHR FISHER LAKE WHICH IS 720 FT N & 785.91 FT E OF SW COR GOVT LOT 2 SEC 25 TH W 868 FT TO E R/W LN PUBLIC RD TH N 44' W ALG R/W LN 150.0015 FT TH E 929.57 FT TO SHR FISHER LAKE TH S 5 DEG 46' W ALG SHR 50.57 FT TH S 28 DEG 43' W ALG SHR 114.03 FT TO POB SEC 25 T29N R14W 3.12 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| GROUP A 9000/                           | 100.00   | 850.87 | 0.8895 | 0.9450 | 9000       | 100   |                        | 756,572 |
| GROUP A 9000/                           | 59.73    | 850.87 | 0.8895 | 0.9450 | 9000       | 50    | SURPLUS: ZONING 100 ft | 225,939 |
| 160 Actual Front Feet, 3.12 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 982,511 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2471 SF Floor Area = 3488 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior  | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|-----------|-------------|-------|----------|------------|
| 1.5 Story | Pine Logs | Crawl Space | 2,033 |          |            |
| 1 Story   | Siding    | Crawl Space | 438   |          |            |
|           |           | Total:      |       | 559,977  | 447,982    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 200 | 9,168 | 7,334 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

|               |     |        |        |
|---------------|-----|--------|--------|
| Porches       |     |        |        |
| WCP (1 Story) | 98  | 6,483  | 5,186  |
| WCP (1 Story) | 360 | 16,942 | 13,554 |

#### Garages

Class: D Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 1142 | 11,877 | 9,502  |
| Door Opener         | 2    | 846    | 677    |
| Base Cost           | 1271 | 44,549 | 35,639 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,274 |
|------------------|---|--------|-------|

#### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 998 | 13,742 | 10,994 |
|--------------|-----|--------|--------|

#### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 705,526 564,423

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 1,523,942

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: MORTON POLE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost  
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 18.88

Adjusted Square Foot Cost for Upper Floors = 18.88

Total Floor Area: 1,620 Base Cost New of Upper Floors = 30,585

Reproduction/Replacement Cost = 30,585

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 23,856

ECF (4082 FISHER LAKE ) 2.700 => TCV of Bldg: 1 = 64,412

Replacement Cost/Floor Area= 18.88 Est. TCV/Floor Area= 39.76

Total Estimated True Cash Value of Commercial/Industrial Buildings = 64,412

2026 Est. T.C.V. 006-125-019-00 = 2,580,865

Est. TCV/Total Floor Area = 505.26

|               |            |           |              |                |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,251,400     | 1,251,400  | 1,251,400 | 323,985      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 39,000     | 0         | 0            | 8,747          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,290,400     | 1,290,400  | 1,290,400 | 332,732      | 332,732        | 332,732 |  |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-020-00   | 2026 Est. T.C.V.    | BELLOWS RANDALL F & JEFFREY A |
| Property Class: 401 |                     | 4873 W NORTHWOOD DR           |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L227 P631/81 L247 P341/84 L312 P157/90 BEG AT A PT 202.3 FT N OF & 970.2 FT W OF NW COR GOVT LOT 3 SEC 25 TH S 17 DEG 06' E 262.6 FT TO SHR GLEN LAKE TH N 86 DEG 34' E ALG SHR 151.6 FT TH N 1 DEG 33' W 291.0 FT TO NORTHWOOD DRIVE TH N 81 DEG 13' W ALG DRIVE 91.0 FT TH S 64 DEG 12' W ALG DRIVE 144.9 FT TO POB SEC 25 T29N R14W 1.27 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 307.85 | 0.9169 | 0.8144 | 21000 | 100   |                        | 1,567,995                         |
| GROUP A 21000                           | 79.70    | 307.85 | 0.9169 | 0.8144 | 21000 | 50    | SURPLUS: ZONING 100 ft | 624,846                           |
| 180 Actual Front Feet, 1.27 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,192,840 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1946

(11) Heating System: Electric Baseboard  
 Ground Area = 3156 SF Floor Area = 3156 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 3,156  |          |            |
|         |          |             | Total: | 385,540  | 246,746    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 929   |
| 3 Fixture Bath     | 1 | 4,567 | 2,923 |
| 2 Fixture Bath     | 1 | 3,056 | 1,956 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,060 |
| Water Well, 100 Feet | 1 | 5,847 | 3,742 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CCP (1 Story)  | 316 | 8,298  | 5,311 |
| CPP            | 301 | 5,114  | 3,273 |
| CPP            | 57  | 1,435  | 918   |
| WSEP (2 Story) | 117 | 11,691 | 7,482 |

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 98  | 2,486  | 1,591 |
| Treated Wood | 954 | 12,392 | 7,931 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 419 | 17,548 | 11,231 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,396 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,771 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 6,833 |
| Exterior 1 Story | 1 | 6,514  | 4,169 |

Totals: 481,983 308,470

Parcel Number: 45-006-125-020-00

Page: 2

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 832,868

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 872 SF Floor Area = 872 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 872    |          |            |
|         |          |             | Total: | 110,847  | 66,509     |

## Other Additions/Adjustments

|                    |  |   |       |     |  |
|--------------------|--|---|-------|-----|--|
| Plumbing           |  |   |       |     |  |
| Average Fixture(s) |  | 1 | 1,209 | 725 |  |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 33  | 1,064 | 638   |
| CPP           | 179 | 3,179 | 1,907 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 118,233 | 70,939 |
|---------|---------|--------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 191,535

---

2026 Est. T.C.V. 006-125-020-00 = 3,224,743  
Est. TCV/Total Floor Area = 800.58, Most recent sale 06/26/1984 for 0

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,536,600     | 1,536,600      | 1,536,600 | 505,317      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 75,800         | 0         | 0            | 13,643         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,612,400     | 1,612,400      | 1,612,400 | 518,960      | 518,960        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-021-00   | 2026 Est. T.C.V.    | SELBY JAMES B        |
| Property Class: 401 |                     | 6161 S FISHER RD     |
| Map #: 46,45        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L228 P673 L454 P106/97 BEG AT PT ON SHR FISHER LAKE WHICH IS 470 FT N & 760.46 FT E OF SW COR GOVT LOT 2 SEC 25 TH W 839.47 FT TO E R/W LN OF PUBLIC RD TH N 0 DEG 44' W ALG W R/W LN 150.01 FT TH E 815.9 FT TO SHR FISHER LAKE TH S 4 DEG 09' W ALG SHR 100.26 FT TH S 33 DEG 02' E 59.63 FT TO POB SEC 25 T29N R14W 2.93 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason           | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------|---------------------------------|
| GROUP A 9000/                           | 100.00   | 790.27 | 0.8939 | 0.9209 | 9000 | 100   |                  | 740,914                         |
| GROUP A 9000/                           | 56.60    | 790.27 | 0.8939 | 0.9209 | 9000 | 50    | SURPLUS: ZOINING | 100 ft 209,668                  |
| 157 Actual Front Feet, 2.84 Total Acres |          |        |        |        |      |       |                  | Total Est. Land Value = 950,582 |

#### Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 47.90 | 120  | 50     | 2,874      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,374      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1940

(11) Heating System: Forced Heat & Cool

Ground Area = 1896 SF Floor Area = 2370 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,896  |          |            |
|            |          |             | Total: | 327,198  | 212,669    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 136 | 2,297 | 1,493 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WPP           | 88 | 3,002 | 1,951 |
| CCP (1 Story) | 17 | 856   | 556   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 132 | 3,101 | 2,016 |
| Treated Wood | 160 | 3,515 | 2,285 |
| Treated Wood | 252 | 4,733 | 3,076 |
| Treated Wood | 91  | 2,395 | 1,557 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 225 | 11,302 | 7,346 |
|-----------|-----|--------|-------|

##### Carports

Parcel Number: 45-006-125-021-00

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|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 225 | 3,688 | 2,397 |
| Comp.Shingle | 225 | 3,688 | 2,397 |

|         |         |         |
|---------|---------|---------|
| Totals: | 390,527 | 253,833 |
|---------|---------|---------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 685,349

2026 Est. T.C.V. 006-125-021-00 = 1,641,305

Est. TCV/Total Floor Area = 692.53, Most recent sale 09/26/1997 for 430,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 806,200                 | 806,200 | 806,200   | 168,264        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 14,500  | 0         | 4,543          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 820,700                 | 820,700 | 820,700   | 172,807        | 172,807     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-022-00   | 2026 Est. T.C.V.    | LANPHIER EDWARD O II TRUST & |
| Property Class: 401 |                     | 4927 W NORTHWOOD DR          |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L1177P953 L248 P592 L279 P305/87 L520 P768/99 PRT GOVT LOT 1 SEC 25 BEG AT PT ON S LN NORTHWOOD DR 202.3 FT N & 970.2 FT W OF NW COR GOVT LOT 3 TH S 17 DEG 6' E 262.6 FT TO SHR GLEN LAKE TH S 82 DEG 15' W ALG SHR 121.9 FT TH N 20 DEG 7' W 223 FT TO HWY TH N 64 DEG 12' E 135.1 FT TO POB SEC 25 T29N R14W. .50 A M/L. & STARTING 6/2015 FORMER PARCEL 006-125-029-00 DESCRIBED AS L248 P592 L279 P305/87 L520 P768/99 BEG AT PT ON C/L OF NORTHWOOD DRIVE 157.81 FT N OF & 1117.08 FT W OF NW COR GOVT LOT 3 TH N 0 DEG 29' E 1166.8 FT TO N LINE OF SEC TH E ALG N LINE 117.45 FT TH S 0 DEG 29' W 1111.10 FT TO C/L OF DRIVE TH S 64 DEG 37' W 130.0 FT TO POB UND 1/2 INT-LILLIS L LYON RESIDENCE TRUST UND 1/2 INT-E WILLIAM & PATRICIA JANE GILLULA AS TENANTS IN COMMON SEC 25 T29N R14W. 3.06 A.

06/03/2015 CONSOLIDATE 125-022-00 & 125-029-00 TO PROVIDE ACCESSORY BUILDING ON PARCEL ACCROSS THE STREET (125-029-00), ZONING DOES NOT ALLOW STRUCTURES ON LOTS WITHOUT DWELLING.

06/03/2015 CONSOLIDATE 125-022-00 & 125-029-00 TO PROVIDE ACCESSORY BUILDING ON PARCEL ACCROSS THE STREET (125-029-00), ZONING DOES NOT ALLOW STRUCTURES ON LOTS WITHOUT DWELLING.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|---------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 1278.17 | 1.0000 | 1.1624 | 21000 | 100   |                        | 2,441,136 |
| GROUP A 21000                                                   | 26.30    | 1278.17 | 1.0000 | 1.1624 | 21000 | 50    | SURPLUS: ZONING 100 ft | 321,009   |
| 126 Actual Front Feet, 3.71 Total Acres Total Est. Land Value = |          |         |        |        |       |       |                        | 2,762,145 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.67  | 1000 | 50     | 1,335      |
| D/W/P: Flagstone/Sand                               | 29.98 | 500  | 50     | 7,495      |
| D/W/P: 4in Ren. Conc.                               | 11.81 | 560  | 50     | 3,307      |
| D/W/P: Flagstone/Sand                               | 29.98 | 160  | 50     | 2,398      |
| Wood Frame                                          | 36.44 | 219  | 50     | 3,990      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 18,525     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1900

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2743 SF Floor Area = 3429 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,743  |          |            |
|            |          |             | Total: | 584,233  | 496,599    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |     |
|--------------|----|-------|-----|
| Stone Veneer | 20 | 1,017 | 864 |
|--------------|----|-------|-----|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |
| Separate Shower    | 1 | 3,123  | 2,655  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,109 |
| Water Well, 100 Feet | 1 | 6,941 | 5,900 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 36 | 3,603 | 3,063 |
| WCP (1 Story) | 36 | 3,603 | 3,063 |

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|                                                          |      |        |        |            |
|----------------------------------------------------------|------|--------|--------|------------|
| CPP                                                      | 178  | 5,025  | 4,271  |            |
| CPP                                                      | 79   | 2,506  | 2,130  |            |
| CSEP (1 Story)                                           | 274  | 17,018 | 14,465 |            |
| CCP (1 Story)                                            | 79   | 3,466  | 2,946  |            |
| Balcony                                                  |      |        |        |            |
| Wood Balcony                                             | 100  | 6,077  | 5,165  |            |
| Garages                                                  |      |        |        |            |
| Class: B Exterior: Pole (Unfinished)                     |      |        |        |            |
| Door Opener                                              | 3    | 2,257  | 1,918  |            |
| Base Cost                                                | 2047 | 77,336 | 65,736 |            |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |      |        |        |            |
| Base Cost                                                | 467  | 38,168 | 32,443 |            |
| Door Opener                                              | 1    | 752    | 639    |            |
| Built-Ins                                                |      |        |        |            |
| Appliance Allow.                                         | 1    | 6,850  | 5,822  |            |
| Fireplaces                                               |      |        |        |            |
| Interior 1 Story                                         | 1    | 7,891  | 6,707  |            |
| Interior 2 Story                                         | 1    | 9,604  | 8,163  |            |
| Deck                                                     |      |        |        |            |
| w/Roof (Roof portion)                                    | 160  | 4,176  | 3,550  |            |
| Local Cost Items                                         |      |        |        |            |
| GENERATOR                                                | 1    | 1      | 1      | *100% Good |

Totals: 830,591 706,001

Notes: 2015 REBUILD STUDS, ROOF STRUCTURE, FOUNDATION, MANY ORIGINAL FLOOR BOARDS REMAIN.

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,906,203

|                                                                                |                |           |              |                |           |           |
|--------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|-----------|-----------|
| 2026 Est. T.C.V. 006-125-022-00                                                |                |           |              |                | =         | 4,686,873 |
| Est. TCV/Total Floor Area = 1366.83, Most recent sale 02/07/2014 for 2,750,000 |                |           |              |                |           |           |
| 2025 Assessed                                                                  | MBOR           | S.E.V.    | Base for Cap | IRM            |           |           |
| 2,241,300                                                                      | 2,241,300      | 2,241,300 | 1,500,748    | 2.70           |           |           |
| 2026 New                                                                       | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |           |
| 0                                                                              | 102,100        | 0         | 0            | 40,520         | 0         |           |
| 2026 Assessed                                                                  | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |           |
| 2,343,400                                                                      | 2,343,400      | 2,343,400 | 1,541,268    | 1,541,268      | 1,541,268 |           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-023-00   | 2026 Est. T.C.V.    | CARLTON CATHERINE    |
| Property Class: 401 |                     | 6069 S FISHER RD     |
| Map #: 46,45        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L224 P393 L225 P683 PRT GOVT LOT 2 SEC 25 BEG AT PT ON SHR FISHER LAKE 1138.9 FT N & 646.73 FT E OF SW COR OF SD GOVT LOT TH S 89 DEG 20' W 485.15 FT TH N 1 DEG 18' W 164.4 FT TH S 88 DEG 42' W 266.25 FT TO E R/W LN PUBLIC RD TH N 4 DEG 19' W 34.27 FT TO N SEC LN TH N 88 DEG 42' E 767.3 FT TO SHR FISHER LK TH S 2 DEG 57' W ALG SD SHR 190.55 FT TO POB EXC PRT COM NW SEC COR TH S 86 DEG 58' 10" E 1972.68 FT FOR POB TH N 88 DEG 03' W 250 FT TH S 01 DEG 57' W 90 FT TH S 88 DEG 03' E 233.76 FT TH N 12 DEG 10' 40" E 91.45 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| GROUP A 9000/          | 100.00   | 500.00      | 1.0000 | 0.7846 | 9000       | 100   |              | 706,126 |
| 100 Actual Front Feet, | 1.15     | Total Acres |        |        | Total Est. |       | Land Value = | 706,126 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 29.37    | 100  | 50     | 1,468      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,968      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Electric Baseboard  
 Ground Area = 1400 SF Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 880  |          |            |
| 1 Story | Siding   | Slab        | 520  |          |            |
| Total:  |          |             |      | 188,094  | 122,261    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Brick Veneer | 300 | 5,067 | 3,294 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Garages

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 349    |
| Base Cost   | 1200 | 28,944 | 18,814 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 800 | 10,392 | 6,755 |
|--------------|-----|--------|-------|

Totals: 252,448 164,093

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 443,050

2026 Est. T.C.V. 006-125-023-00 = 1,153,144  
 Est. TCV/Total Floor Area = 823.67, Most recent sale 07/02/2019 for 510,000

Parcel Number: 45-006-125-023-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 568,400  | 568,400        | 568,400 | 351,765      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 8,200          | 0       | 0            | 9,497          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 576,600  | 576,600        | 576,600 | 361,262      | 361,262        | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-023-10   | 2026 Est. T.C.V.    | MELVILLE DOUGLAS A & |
| Property Class: 401 |                     | 6067 S FISHER RD     |
| Map #: 46           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PRT GOVT LOT 2 SEC 25 COM AT NW COR SEC 25 TH S 86 DEG 58' 10" E 1972.68 FT ALG  
 N LN SEC 25 TO STAKE NEAR SHR BIG FISHER LAKE & POB TH N 88 DEG 03' W 250 FT ALG  
 N LN TH S 01 DEG 57' 00" W 90.0 FT TH S 88 DEG 03' E 233.76 FT TO SHR BIG FISHER  
 LAKE TH N 12 DEG 10' 40" E 91.45 FT ALG SD SHR TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP A 9000/                          | 92.00    | 240.00 | 1.0211 | 0.6068 | 9000                    | 100   |        | 513,047 |
| 92 Actual Front Feet, 0.51 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 513,047 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,943      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1572 SF Floor Area = 1572 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,132 |          |            |
| 1 Story | Siding   | Slab        | 440   |          |            |
|         |          | Total:      |       | 198,916  | 119,330    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 80  | 2,476 | 1,486 |
| CCP (1 Story) | 100 | 3,013 | 1,808 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 390 | 6,306 | 3,784 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Pole (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 840 | 21,512 | 12,907 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
| Wood Stove       | 1 | 2,552 | 1,531 |

Totals: 259,527 155,697

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 420,382

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/o Ducts

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories  | Exterior | Foundation | Size | Cost New | Depr. Cost |
|----------|----------|------------|------|----------|------------|
| 1+ Story | Siding   | Slab       | 576  |          |            |
| Total:   |          |            |      | 77,808   | 46,685     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

## Porches

|               |    |       |     |
|---------------|----|-------|-----|
| CCP (1 Story) | 40 | 1,246 | 748 |
|---------------|----|-------|-----|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,289 |
|------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 82,412 | 49,447 |
|---------|--------|--------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 133,506

2026 Est. T.C.V. 006-125-023-10 = 1,070,878

Est. TCV/Total Floor Area = 498.55

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 524,600       | 524,600        | 524,600 | 137,358      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,800         | 0       | 0            | 3,708          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 535,400       | 535,400        | 535,400 | 141,066      | 141,066        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-125-024-00   | 2026 Est. T.C.V.    | MORLEY DAVID L & CHERYL P |
| Property Class: 401 |                     | 4727 W NORTHWOOD DR       |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L302 P927 L509 P267-268 L536 P85-88/00 PRT GOVT LOT 1 SEC 25 BEG AT WATERS EDGE  
 GLEN LAKE & E BDRY OF LOT 1 TH W 100.1 FT TH N 350 FT TO HWY TH ELY ALG HWY TO  
 PT N OF BEG TH S 350 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| GROUP A 21000          | 100.00   | 350.00      | 1.0000 | 0.8409 | 21000                   | 100   |        | 1,765,882 |
| 100 Actual Front Feet, | 0.80     | Total Acres |        |        | Total Est. Land Value = |       |        | 1,765,882 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Fencing: Vnyl, Slat, 6'                             | 58.71     | 80   | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.01      | 3500 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 29.98     | 600  | 0      | 0          |
| Retaining Wall: Brick, 12 in.                       | 56.58     | 20   | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 95     | 9,500      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 9,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2337 SF Floor Area = 4300 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,337 |          |            |
| 1 Story    | Siding   | Overhang    | 210   |          |            |
|            |          | Total:      |       | 720,942  | 670,477    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,029  |
| 3 Fixture Bath     | 3 | 30,826 | 28,668 |
| 2 Fixture Bath     | 1 | 6,850  | 6,370  |
| Separate Shower    | 1 | 3,123  | 2,904  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,899 |
| Water Well, 100 Feet | 1 | 6,941  | 6,455  |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 446 | 39,868 | 37,077 |
| CCP (1 Story)  | 83  | 3,627  | 3,373  |
| CCP (1 Story)  | 128 | 5,412  | 5,033  |
| CPP            | 45  | 1,532  | 1,425  |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,584 | -3,333 |
| Door Opener         | 3    | 2,257  | 2,099  |
| Base Cost           | 1065 | 67,084 | 62,388 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,370 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,932 |
| Raised Hearth    | 1 | 860   | 800   |

##### Local Cost Items

Parcel Number: 45-006-125-024-00

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|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 917,169 | 852,967 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,303,011

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-024-00 | = | 4,078,393 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 948.46, Most recent sale 04/11/2014 for 840,000

|                         |           |           |                |                     |
|-------------------------|-----------|-----------|----------------|---------------------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM                 |
| 1,943,100               | 1,943,100 | 1,943,100 | 1,278,393      | 2.70                |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses              |
| 0                       | 96,100    | 0         | 34,516         | 0                   |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 2,039,200               | 2,039,200 | 2,039,200 | 1,312,909      | 1,312,909 0         |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-125-025-00   | 2026 Est. T.C.V.    | MILLER ELIZABETH TUDOR & PINKERTON |
| Property Class: 401 |                     | 4548 W NORTHWOOD DR                |
| Map #: 46           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L225 P229 L336 P395/92 L872 P909 2006 DESC REVISED PRT GOVT LOT 2 SEC 25 COM SW COR OF SD LOT TH E 928.45 FT FOR POB TH N 20 FT TH W 302.16 FT TH N 74 DEG 45' W 59.6 FT TH N 11 DEG 35' 00" W 443.08 FT TH E 280.42 FT TO TRAV LN ALG SHR FISHER LAKE TH S 33 DEG 02' E ALG SD LN 78.47 FT TH CONT ALG SD LN N 86 DEG 17' E 264.90 FT TH S 02 DEG 07' E 421.80 FT TO S LN GOVT LOT 2 TH W 154.85 FT TO POB ALSO PRT GOVT LOT 2 COM SW COR OF SD LOT TH E 574.2 FT FOR POB TH N 74 DEG 45' W 50 FT TH N 15 DEG 15' E 33 FT TH S 74 DEG 45' E 104 FT TH E 302.16 FT TH S 20 FT TO S LN OF GOVT LOT 2 TH W ON SD S LN 354.25 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 9000/          | 500.27   | 461.49      | 0.6687 | 0.7629 | 9000       | 100   |              | 2,296,686 |
| 500 Actual Front Feet, | 5.30     | Total Acres |        |        | Total Est. |       | Land Value = | 2,296,686 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 6400 | 0      | 0          |
| Wood Frame            | 23.19 | 381  | 50     | 4,417      |
| Wood Frame            | 22.99 | 400  | 100    | 9,196      |

#### Residential Local Cost Land Improvements

| Description          | Rate      | Size | % Good | Cash Value |
|----------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10 | 10,000.00 | 1    | 100    | 10,000     |

#### Ad-Hoc Unit-In-Place Items

| Description                       | Rate  | Size | % Good | Cash Value               |
|-----------------------------------|-------|------|--------|--------------------------|
| /CI16/YARI/CHALF/06'/211          | 20.20 | 380  | 100    | 7,676                    |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 31,289 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 295    |
| Base Cost   | 1159 | 37,285 | 20,507 |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 597 | 22,447 | 12,346 |
|-----------|-----|--------|--------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |
|----------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,583 |
|------------------|---|-------|-------|

Totals: 72,630 39,947

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 107,857

2026 Est. T.C.V. 006-125-025-00 = 2,435,832

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/25/2022 for 3,500,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 1,434,300               | 1,434,300 | 1,434,300 | 957,731      | 2.70           |         |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 8,400                   | 11,200    | 236,000   | 8,400        | 21,603         | 157,585 |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,217,900               | 1,217,900 | 1,217,900 | 830,149      | 830,149        | 0       |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-025-10   | 2026 Est. T.C.V.    | TUBERGEN PROPERTIES LLC |
| Property Class: 402 |                     | W NORTHWOOD DR          |
| Map #: 46           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L307 P38 L472 P693/98 DC L878 P137/05 2006 DESC REVISED L872 P907 PRT OF GOVT  
 LOTS 1 & 2 SEC 25 COM SW COR GOVT LOT 2 TH E ALG S LN OF SD GOVT LOT 2 928.45 FT  
 TH N 20 FT TH W 302.16 FT TH N 74 DEG 45' W 386.16 FT FOR POB TH N 74 DEG 45' W  
 341.14 FT TH N 00 DEG 44' W 259 FT TH E 345 FT TH S 02 DEG 00' 01" W 350.74 FT  
 TO POB SEC 25 T29N R14W 2.3 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| B 100' @ 3400/         | 100.00   | 354.15      | 0.7711 | 0.9499 | 3400       | 100   |                        | 249,027 |
| B 100' @ 3400/         | 182.90   | 354.15      | 0.7711 | 0.9499 | 3400       | 50    | SURPLUS: ZONING 100 ft | 227,731 |
| 283 Actual Front Feet, | 2.30     | Total Acres |        |        | Total Est. |       | Land Value =           | 476,758 |

2026 Est. T.C.V. 006-125-025-10 = 476,758

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/03/2016 for 400,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 245,400                 | 245,400 | 245,400   | 202,555        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -7,000  | 0         | 5,468          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 238,400                 | 238,400 | 238,400   | 208,023        | 208,023     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-025-20   | 2026 Est. T.C.V.    | TUBERGEN JERRY L LIVING TRUST |
| Property Class: 402 |                     | W NORTHWOOD DR                |
| Map #: 46           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L878 P138/05 2006 DESC REVISED L872 P907 & 909 PRT GOVT LOT 2 SEC 25 COM SW COR  
GOVT LOT 2 TH N 89 DEG 57' 26" E 928.45 FT ALG S LN SD GOVT LOT 2 TH N 20 FT TO  
POINT ON N R/W LN 20 FT WIDE PORTION W NORTHWOOD DR TH S 89 DEG 57' 26" W 302.16  
FT ALG SD N R/W LN LYING 20 FT N OF & PARALLEL WITH SD S LN GOVT LOT 2 TH N 75  
DEG 11' 37" W 59.60 FT ALG NELY R/W LN SD W NORTHWOOD DR & POB TH CONT N 75 DEG  
11' 37" W 326.09 FT ALG SD R/W LN TH N 02 DGE 00' 10" E 350.74 FT TH N 89 DEG  
56' 45" E 214.05 FT TH S 11 DEG 35' 00" E 443.08 FT TO POB SEC 25 T29N R14W 2.35  
A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| B 100' @ 3400/                          | 100.00   | 343.94 | 0.7613 | 0.9430 | 3400 | 100   |                        | 244,084                         |
| B 100' @ 3400/                          | 197.68   | 343.94 | 0.7613 | 0.9430 | 3400 | 50    | SURPLUS: ZONING 100 ft | 241,255                         |
| 298 Actual Front Feet, 2.35 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 485,339 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16 | 5330 | 95     | 16,001     |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 16,001     |

2026 Est. T.C.V. 006-125-025-20 = 501,340

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/27/2005 for 350,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 257,700                 | 257,700 | 257,700 | 97,564       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -7,000  | 0       | 0            | 2,634          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 250,700                 | 250,700 | 250,700 | 100,198      | 100,198        | 0       |  |



|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-125-026-00   | 2026 Est. T.C.V.    | MILLER KEITH W & ELAINE L TRUST |
| Property Class: 401 |                     | 4805 W NORTHWOOD DR             |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L311 P345/90 L774 P399/03 PRT GOVT LOT 1 SEC 25 BEG AT INTERSECTION OF LINE PARALLEL TO & 400 FT W OF E LINE LOT 1 AT WATERS EDGE OF GLEN LAKE TH N PARALLEL WITH E LINE 294 FT TO CTR HWY (NORTHWOOD DR) TH N 81 DEG 9' W ALONG HWY 101.2 FT TH S PARALLEL WITH E LINE LOT 1 SEC 25 292.4 FT TO GLEN LAKE TH ALG SHR TO POB SEC 25 T29N R14W .75 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                           | 100.33   | 325.62 | 1.0000 | 0.8259 | 21000 | 100   |                         | 1,740,063 |
| 100 Actual Front Feet, 0.75 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,740,063 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 26.62    | 148  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.53     | 1800 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 26.62    | 70   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1927

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1537 SF Floor Area = 2241 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 672  |          |            |
| 1 Story   | Siding   | Crawl Space | 440  |          |            |
| 1 Story   | Siding   | Crawl Space | 425  |          |            |
| 1 Story   | Siding   | Overhang    | 368  |          |            |
|           |          | Total:      |      | 329,129  | 246,846    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 174 | 7,976 | 5,982 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

|                      |   |        |       |
|----------------------|---|--------|-------|
| Water/Sewer          |   |        |       |
| 2000 Gal Septic      | 1 | 10,880 | 8,160 |
| Water Well, 100 Feet | 1 | 6,514  | 4,885 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 532 | 8,193 | 6,145 |
| Treated Wood | 144 | 3,475 | 2,606 |

#### Garages

|                                                           |     |        |        |
|-----------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                 | 496 | 33,584 | 25,188 |
| Door Opener                                               | 1   | 672    | 504    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,188 |
|------------------|---|-------|-------|

#### Porches

Parcel Number: 45-006-125-026-00

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|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 20 | 1,766 | 1,324 |
|---------------|----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 428,650 | 321,486 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 868,012

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-026-00 | = | 2,613,075 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1166.03, Most recent sale 05/18/1990 for 330,000

|               |           |                |              |             |                |
|---------------|-----------|----------------|--------------|-------------|----------------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |
| 1,252,200     | 1,252,200 | 1,252,200      | 350,416      | 2.70        |                |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment |
| 0             | 54,300    | 0              | 0            | 9,461       | 0              |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |
| 1,306,500     | 1,306,500 | 1,306,500      | 359,877      | 359,877     | 0              |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-027-00   | 2026 Est. T.C.V.    | BELLOWS RANDALL F & JEFFREY A |
| Property Class: 402 |                     | W NORTHWOOD DR                |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L227 P631/81 L247 P341/84 L312 P157/90 PRT GOVT LOT 1 SEC 25 BEG AT PT ON N LN  
SD SEC 320.0 FT E OF NW COR TH E 250.0 FT TH S 0 DEG 29' W 1070.0 FT TO C/L  
NORTHWOOD DR TH N 81 DEG 13' W 250.0 FT TH N TO POB SEC 25 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value          |
|-----------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|----------------|
| B 100' @ 3400/                          | 100.00   | 1050.00 | 0.7953 | 1.2465 | 3400 | 100   |                         | 337,030        |
| C 100' @ 2000/                          | 150.00   | 1050.00 | 0.7953 | 1.2465 | 2000 | 50    | SURPLUS: ZONING         | 100 ft 148,690 |
| 250 Actual Front Feet, 6.03 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 485,720        |

2026 Est. T.C.V. 006-125-027-00 = 485,720

Est. TCV/Total Floor Area = 216.74, Most recent sale 06/26/1984 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 247,800                 | 247,800 | 247,800   | 51,356         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,900  | 0         | 1,386          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 242,900                 | 242,900 | 242,900   | 52,742         | 52,742      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-028-00   | 2026 Est. T.C.V.    | BRACKEN THE LLC      |
| Property Class: 401 |                     | 4461 W GLEN EDEN DR  |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L276 P964 L311 P421 L328 P572/91L566 P805/01 BEG AT PT 1502.6 FT E & 525.9 FT S  
 OF NW COR GOVT LOT 3 TH S 52 DEG 33' E 329.4 FT TO SHR GLEN LAKE TH S 34 DEG 56'  
 W ALG SHR 100 FT TH S 58 DEG 15' W ALG SHR 45 FT TH N 40 DEG 46' W 329.7 FT TH N  
 41 DEG 22' E 75 FT TO POB SEC 25 T29N R14W 0.85 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 270.31 | 1.0000 | 0.7883 | 21000 | 100   |                        | 1,655,428                         |
| GROUP A 21000                           | 21.67    | 270.31 | 1.0000 | 0.7883 | 21000 | 50    | SURPLUS: ZONING 100 ft | 179,341                           |
| 122 Actual Front Feet, 0.76 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,834,769 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01      | 6500 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2127 SF Floor Area = 3968 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 2 Story   | Siding   | Crawl Space | 1,556 |          |            |
| 1.5 Story | Siding   | Crawl Space | 571   |          |            |
| Total:    |          |             |       | 687,924  | 564,100    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 168 | 8,539 | 7,002 |

|                    |   |        |       |
|--------------------|---|--------|-------|
| Plumbing           |   |        |       |
| Average Fixture(s) | 1 | 3,257  | 2,671 |
| 3 Fixture Bath     | 1 | 10,275 | 8,425 |
| 2 Fixture Bath     | 1 | 6,850  | 5,617 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 6,011 | 4,929 |
| Water Well, 100 Feet | 1 | 6,941 | 5,692 |

|                |     |        |        |
|----------------|-----|--------|--------|
| Porches        |     |        |        |
| WSEP (1 Story) | 270 | 20,372 | 16,705 |
| WCP (1 Story)  | 198 | 12,579 | 10,315 |

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Garages                                                    |     |        |        |
| Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 320 | 23,453 | 19,231 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 6,850 | 5,617 |

|                  |   |        |       |
|------------------|---|--------|-------|
| Fireplaces       |   |        |       |
| Exterior 2 Story | 1 | 11,786 | 9,665 |

Totals: 804,837 659,969

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,781,916

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2026 Est. T.C.V. 006-125-028-00 = 3,626,685  
 Est. TCV/Total Floor Area = 913.98, Most recent sale 08/30/1991 for 249,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,723,400     | 1,723,400      | 1,723,400 | 564,441      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 89,900         | 0         | 0            | 15,239         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,813,300     | 1,813,300      | 1,813,300 | 579,680      | 579,680        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-030-00   | 2026 Est. T.C.V.    | AYLSWORTH KATHY A TRUST |
| Property Class: 401 |                     | 4467 W GLEN EDEN DR     |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L249 P409 L281 P91/87 L300 P483/89 L305 P924/89 PRT GOVT LOT 3 SEC 25 BEG AT PT  
 1399.0 FT E OF & 634.1 FT S OF NW COR OF GOVT LOT 3 TH N 48 DEG 30' E 50.0 FT TH  
 N 41 DEG 22' E 25.0 FT TH S 40 DEG 46' E 329.7 FT TO SHR GLEN LAKE TH S 58 DEG  
 15' W ALG SHR 45.0 FT TH S 67 DEG 24' W ALG SHR 90.0 FT TH N 30 DEG 01' W 295.8  
 FT TO POB SEC 25 T29N R14W 0.75 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 312.02 | 0.9848 | 0.8171 | 21000 | 100   |                        | 1,689,886 |
| GROUP A 21000                                                   | 35.00    | 312.02 | 0.9848 | 0.8171 | 21000 | 50    | SURPLUS: ZONING 100 ft | 295,730   |
| 135 Actual Front Feet, 0.97 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,985,617 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10      | 2000 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1947

(11) Heating System: Forced Hot Water  
 Ground Area = 2108 SF Floor Area = 2748 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 640   |          |            |
| 1 Story | Siding   | Crawl Space | 1,468 |          |            |
| Total:  |          |             |       | 374,134  | 243,158    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 305 | 21,673 | 14,087 |
|----------------|-----|--------|--------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 85 | 2,306 | 1,499 |
|--------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 648 | 26,490 | 17,218 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 699    |
| Base Cost   | 1183 | 42,020 | 27,313 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 396 | 18,949 | 12,317 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

Parcel Number: 45-006-125-030-00

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|                  |   |         |         |            |
|------------------|---|---------|---------|------------|
| Exterior 1 Story | 1 | 6,514   | 4,234   |            |
| Local Cost Items |   |         |         |            |
| GENERATOR        | 1 | 1       | 1       | *100% Good |
| Totals:          |   | 513,529 | 333,765 |            |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 901,166

|                                                                              |   |           |
|------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-030-00                                              | = | 2,896,783 |
| Est. TCV/Total Floor Area = 1054.14, Most recent sale 10/01/1987 for 115,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                   |   |           |
| 1,384,600 1,384,600 1,384,600 416,881 2.70                                   |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                 |   |           |
| 0 63,800 0 0 11,255 0                                                        |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                         |   |           |
| 1,448,400 1,448,400 1,448,400 428,136 428,136 428,136                        |   |           |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-125-031-00   | 2026 Est. T.C.V.    | DOYLE JAMES N REV TRUST & |
| Property Class: 401 |                     | 4445 W GLEN EDEN DR       |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L242 P642 L691 P986/02 L694 P808/02 PRT GOVT LOT 3 SEC 25 BEG AT PT 1502.6 FT E & 525.9 FT S OF NW COR GOVT LOT 3 TH N 41 DEG 22' E 50 FT TH S 61 DEG 28' E 307.9 FT TO SHR GLEN LAKE TH S 24 DEG 48' W ALG SHR 100 FT TH N 52 DEG 33' W 329.4 FT TO BEG IN GOVT LOT 3 ALSO PRT GOVT LOT 3 SEC 25 COM NW COR SD GOVT LOT 3 TH E 1535.6 FT TH S 488.4 FT TH N 41 DEG 21' E 25 FT AS POB TH S 41 DEG 22' W 25 FT TH S 61 DEG 28' E 307.09 FT TO SHR GLEN LAKE TH N 6 DEG 24' E ALG SD SHR 45 FT TH NWLY IN STRAIGHT LINE TO POB UND 1/2 INT - JAMES N DOYLE REVOCABLE LIVING TRUST AGREEMENT UND 1/2 INT - SHARON A DOYLE REVOCABLE LIVING TRUST AGREEMENT SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 362.55 | 0.9942 | 0.8483 | 21000 | 100   |                        | 1,771,139                         |
| GROUP A 21000                           | 30.00    | 362.55 | 0.9942 | 0.8483 | 21000 | 50    | SURPLUS: ZONING 100 ft | 265,671                           |
| 130 Actual Front Feet, 1.08 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,036,810 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1946

(11) Heating System: Forced Heat & Cool

Ground Area = 2945 SF Floor Area = 4221 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|-----------|-------------|--------|----------|------------|
| 1.5 Story | Pine Logs | Crawl Space | 832    |          |            |
| 2 Story   | Pine Logs | Crawl Space | 216    |          |            |
| 1 Story   | Pine Logs | Slab        | 1,253  |          |            |
| 2 Story   | Siding    | Crawl Space | 644    |          |            |
|           |           |             | Total: | 551,630  | 413,748    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 50 | 1,866 | 1,399 |
|--------------|----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |
| Separate Shower    | 1 | 1,336 | 1,002 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 48  | 2,195  | 1,646  |
| WGEP (1 Story) | 275 | 20,254 | 15,190 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 100 | 2,510 | 1,882 |
| Treated Wood | 230 | 4,467 | 3,350 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 660 | 24,156 | 18,117 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |



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Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 1160 | 37,317 | 27,988 |
|-----------|------|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,019 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 681,429 | 511,095 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,379,957

2026 Est. T.C.V. 006-125-031-00

= 3,421,767

Est. TCV/Total Floor Area = 810.65

2025 Assessed MBOR S.E.V.

|           |           |           |
|-----------|-----------|-----------|
| 1,627,900 | 1,627,900 | 1,627,900 |
|-----------|-----------|-----------|

2026 New Eq. Adjustment Loss

|   |        |   |
|---|--------|---|
| 0 | 83,000 | 0 |
|---|--------|---|

2026 Assessed MBOR S.E.V.

|           |           |           |
|-----------|-----------|-----------|
| 1,710,900 | 1,710,900 | 1,710,900 |
|-----------|-----------|-----------|

Base for Cap

482,184

IRM

2.70

Additions

Tax Adjustment

Losses

0

13,018

0

Capped

-&gt;Taxable&lt;-

PRE/MBT

495,202

495,202

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-032-00   | 2026 Est. T.C.V.    | NORTHWOOD GL LLC     |
| Property Class: 401 |                     | 4685 W NORTHWOOD DR  |
| Map #: 47,46        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L241 P185&186 L491 P574/98 L539 P522/00 PRT OF GOVT LOTS 2 & 3 SEC 25 BEG AT PT 26.49 FT N & 339.96 FT E OF NW COR GOVT LOT 3 TH S 75 DEG 26' E 25 FT TO POB TH S 25 DEG 26' W 319.09 FT TO SHR GLEN LAKE TH N 65 DEG 53' W 100 FT TH N 70 DEG 20' W 25 FT TH N 25 DEG 40' E 296.5 FT TH S 75 DEG 26' E 126.56 FT TO POB SEC 25 T29N R14W .7 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 257.88 | 1.0000 | 0.7791 | 21000 | 100   |                        | 1,636,052                         |
| GROUP A 21000                           | 25.00    | 257.88 | 1.0000 | 0.7791 | 21000 | 50    | SURPLUS: ZONING 100 ft | 204,507                           |
| 125 Actual Front Feet, 0.74 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,840,558 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1950

(11) Heating System: Electric Baseboard  
 Ground Area = 1368 SF Floor Area = 2040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,272 |          |            |
| 1 Story | Siding   | Crawl Space | 96    |          |            |
| 1 Story | Siding   | Overhang    | 672   |          |            |
| Total:  |          |             |       | 264,592  | 185,216    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 80 | 2,985 | 2,089 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 417 | 6,589 | 4,612 |
| Treated Wood | 270 | 4,960 | 3,472 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
| Prefab 1 Story   | 1 | 2,593 | 1,815 |

#### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 24 | 670 | 469 |
|-----|----|-----|-----|

Totals: 307,141 215,000

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 580,500

Parcel Number: 45-006-125-032-00

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Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls BC Blt 1999

(11) Heating System: Forced Air w/o Ducts

Ground Area = 806 SF Floor Area = 1410 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 806    |          |            |
|            |          |             | Total: | 211,829  | 169,463    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| Separate Shower    | 1 | 2,720 | 2,176 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

## Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Treated Wood               | 298 | 5,596 | 4,477 |
| Pine w/Roof (Deck Portion) | 15  | 579   | 463   |
| Pine w/Roof (Roof portion) | 15  | 431   | 345   |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 672 | 35,166 | 28,133 |
| Storage Over Garage | 336 | 5,934  | 4,747  |
| Door Opener         | 1   | 672    | 538    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 3,694 | 2,955 |
|------------|---|-------|-------|

Totals: 291,504 233,204

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 629,651

2026 Est. T.C.V. 006-125-032-00 = 3,058,209

Est. TCV/Total Floor Area = 886.44, Most recent sale 10/28/1998 for 640,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,462,300     | 1,462,300      | 1,462,300 | 630,487      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 66,800         | 0         | 0            | 17,023         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,529,100     | 1,529,100      | 1,529,100 | 647,510      | 647,510        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-033-00   | 2026 Est. T.C.V.    | GLEN EDEN LLC        |
| Property Class: 401 |                     | 4513 W GLEN EDEN DR  |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DC L519 P314 L549 P229/00 PRT OF GOVT LOT 3 SEC 25 BEG 1041 FT E & 542.9 FT S OF NW LOT COR TH S 55 DEG 26' E 90 FT TH S 26 DEG 23'33" W 302.87 FT TO SHR GLEN LAKE TH ALG SHR N 51 DEG 10' W 85 FT & N 45 DEG 08' W 100 FT TH N 44 DEG 55' E 279.5 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 214.83 | 0.9102 | 0.7443 | 21000 | 100   |                        | 1,422,742                         |
| GROUP A 21000                           | 85.00    | 214.83 | 0.9102 | 0.7443 | 21000 | 50    | SURPLUS: ZONING 100 ft | 604,665                           |
| 185 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,027,407 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Dock: Light posts                                   | 47.90     | 840  | 50     | 20,118     |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 30,118     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2597 SF Floor Area = 2597 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,021 |          |            |
| 1 Story | Siding   | Slab        | 576   |          |            |
| Total:  |          |             |       | 368,102  | 312,860    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 50 | 1,866 | 1,586 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

|                            |     |        |       |
|----------------------------|-----|--------|-------|
| Deck                       |     |        |       |
| Pine w/Roof (Deck Portion) | 202 | 3,274  | 2,783 |
| Pine w/Roof (Roof portion) | 202 | 3,400  | 2,890 |
| Treated Wood               | 441 | 6,831  | 5,806 |
| Treated Wood               | 138 | 3,193  | 2,714 |
| Treated Wood               | 838 | 10,886 | 9,253 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 2,767 | 2,352 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Fireplaces       |   |       |       |
| Interior 1 Story | 1 | 5,338 | 4,537 |

|                  |   |   |              |
|------------------|---|---|--------------|
| Local Cost Items |   |   |              |
| GENERATOR        | 1 | 1 | 1 *100% Good |

Totals: 422,305 358,932

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 969,116

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 5 Blt 1940

(11) Heating System: Forced Heat & Cool  
 Ground Area = 490 SF Floor Area = 490 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories                                                   | Exterior           | Foundation  | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|--------------------|-------------|---------|----------|------------|
| 1 Story                                                   | Siding             | Crawl Space | 490     |          |            |
|                                                           |                    |             | Total:  | 78,741   | 51,188     |
| Other Additions/Adjustments                               |                    |             |         |          |            |
| Exterior                                                  |                    |             |         |          |            |
|                                                           | Stone Veneer       |             | 40      | 1,492    | 970        |
| Plumbing                                                  |                    |             |         |          |            |
|                                                           | Average Fixture(s) |             | 1       | 1,451    | 943        |
| Deck                                                      |                    |             |         |          |            |
|                                                           | Treated Wood       |             | 225     | 4,403    | 2,862      |
| Garages                                                   |                    |             |         |          |            |
| Class: CD Exterior: Siding Foundation: 18 Inch (Finished) |                    |             |         |          |            |
|                                                           | Base Cost          |             | 453     | 20,222   | 13,144     |
| Built-Ins                                                 |                    |             |         |          |            |
|                                                           | Appliance Allow.   |             | 1       | 2,767    | 1,799      |
| Fireplaces                                                |                    |             |         |          |            |
|                                                           | Exterior 1 Story   |             | 1       | 6,514    | 4,234      |
| Porches                                                   |                    |             |         |          |            |
|                                                           | CCP (1 Story)      |             | 20      | 1,007    | 655        |
|                                                           |                    |             | Totals: | 116,597  | 75,795     |

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 204,647

2026 Est. T.C.V. 006-125-033-00 = 3,231,288

Est. TCV/Total Floor Area = 1046.74

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,543,100     | 1,543,100      | 1,543,100 | 638,064      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 72,500         | 0         | 0            | 17,227         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,615,600     | 1,615,600      | 1,615,600 | 655,291      | 655,291        | 0       |

45-006-125-034-00  
Property Class: 401  
Map #: 47

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SOUTHWELL PETERSON AMY &  
4529 W GLEN EDEN DR  
GLEN ARBOR, MI 49636

A PART OF GOVERNMENT LOT THREE (3) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTYNINE (29) NORTH, RANGE FOURTEEN (14) WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 971.9 FEET EAST OF AND 486.4 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THREE (3); THENCE SOUTH 48°04' EAST 56.9 FEET; THENCE SOUTH 55°26' EAST 32.5 FEET; THENCE SOUTH 44°55' WEST 279.9 FEET TO THE SHORE OF GLEN LAKE; THENCE NORTH 45°08' WEST ALONG THE SHORE 100.0 FEET; THENCE NORTH 47°15' EAST 271.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.59

ACRES MORE OR LESS. TOGETHER WITH FULL RIPARIAN RIGHTS ON GLEN LAKE. THE ABOVEDESCRIBED PARCEL KNOWN AS TRACT #4 OF GLEN EDEN HOTEL PROPERTY SUBDIVISION. ALSO, A PART OF GOVERNMENT LOT THREE (3) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE FOURTEEN (14) WEST OF MICHIGAN MERIDIAN, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 971.9 FEET EAST OF AND 486.4 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THREE (3); THENCE NORTH 36°10' EAST, 537.7 FEET TO THE SHORE OF FISHER LAKE; THENCE SOUTH 86°59' EAST ALONG SAID SHORE, 50.0 FEET; THENCE SOUTH 31 °26' WEST, 571.7 FEET; THENCE NORTH 55°26' WEST, 32.5 FEET; THENCE NORTH 48°04' WEST, 56.9 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PORTION THEREOF PREVIOUSLY CONVEYED TO RUSSELL H. SMITH AND MAY K. SMITH, HUSBAND AND WIFE, BY WARRANTY DEED DATED SEPTEMBER 6, 1973 AND RECORDED IN LIBER 169, PAGES 620-621, INCLUSIVE, IN THE OFFICE OF THE LEELANAU COUNTY REGISTER OF DEEDS, SAID EXCEPTION DESCRIBED AS AN EXCEPTION FROM SAID ABOVE-DESCRIBED PARCEL OF LAND SO MUCH OF THE NORTHERLY PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF A STRIP 25 FEET IN WIDTH RUNNING EASTERLY AND WESTERLY THROUGH SAID ABOVE-DESCRIBED PARCEL OF LAND AND LOCATED ABOUT 250 FEET SOUTH OF THE NORTH LINE OF SAID ABOVE-DESCRIBED PARCEL OF LAND, SUBJECT TO AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS SAID STRIP FOR TRAVEL BY OTHER OWNERS OF PROPERTY LOCATED IN THE IMMEDIATE VICINITY OF THE ABOVE-DESCRIBED PARCEL OF LAND, SAID STRIP NOW BEING ESTABLISHED AND USED FOR ROAD PURPOSES BY SUCH OTHER OWNERS.

FORMERLY ABERVIATED AS L258 P232 L532 P902/99 L584 P640/01 PRT OF GOVT LOT 3 SEC 25 BEG AT PT 971.9 FT E & 486.4 FT S OF NW COR SD GOVT LOT 3 TH S 48 DEG 04' E 56.9 FT TH S 55 DEG 26' E 32.5 FT TH S 44 DEG 55' W 279.9 FT TO SHR GLEN LAKE TH N 45 DEG 08' W ALG SHR 100 FT TH N 47 DEG 15' E 271.2 FT TO POB ALSO PRT OF GOVT LOT 3 BEG AT PT 971.9 FT E & 486.4 FT S OF NW COR SD GOVT LOT 3 TH N 36 DEG 10' E 537.7 FT TO SHR FISHER LAKE TH S 86 DEG 59' E ALG SD SHR 50.0 FT TH S 31 DEG 26' W 571.7 FT TH N 55 DEG 26' W 32.5 FT TH N 48 DEG 04' W 56.9 FT TO POB EXC NLY PRT LYING NLY OF SLY LN OF A STRIP 25 FT IN WIDTH RUNNING ELY & WLY THROUGH ABOVE DESCRIBED PARCEL & LOCATED ABOUT 250 FT S OF N LN ALG SHR OF FISHER LAKE SUBJECT TO EASEMENT SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 501.38 | 1.0000 | 0.9200 | 21000 | 100   |        | 1,931,905 |
| 100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,931,905 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 40.21 | 144  | 50     | 2,895      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,395      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2164 SF Floor Area = 2308 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 2,020 |          |            |

Parcel Number: 45-006-125-034-00

Page: 2

|                                                            |                      |          |         |         |         |
|------------------------------------------------------------|----------------------|----------|---------|---------|---------|
| 2 Story                                                    | Siding               | Basement | 144     |         |         |
|                                                            |                      |          | Total:  | 493,694 | 370,270 |
| Other Additions/Adjustments                                |                      |          |         |         |         |
| Plumbing                                                   |                      |          |         |         |         |
|                                                            | Average Fixture(s)   |          | 1       | 3,257   | 2,443   |
| Water/Sewer                                                |                      |          |         |         |         |
|                                                            | 1000 Gal Septic      |          | 1       | 6,011   | 4,508   |
|                                                            | Water Well, 100 Feet |          | 1       | 6,941   | 5,206   |
| Porches                                                    |                      |          |         |         |         |
|                                                            | WCP (1 Story)        |          | 119     | 8,469   | 6,352   |
|                                                            | WCP (1 Story)        |          | 96      | 7,179   | 5,384   |
| Deck                                                       |                      |          |         |         |         |
|                                                            | Treated Wood         |          | 76      | 2,374   | 1,780   |
|                                                            | Treated Wood         |          | 764     | 10,979  | 8,234   |
| Garages                                                    |                      |          |         |         |         |
| Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) |                      |          |         |         |         |
|                                                            | Base Cost            |          | 792     | 47,235  | 35,426  |
|                                                            | Door Opener          |          | 1       | 752     | 564     |
| Built-Ins                                                  |                      |          |         |         |         |
|                                                            | Appliance Allow.     |          | 1       | 6,850   | 5,137   |
| Fireplaces                                                 |                      |          |         |         |         |
|                                                            | Exterior 2 Story     |          | 1       | 11,786  | 8,839   |
|                                                            |                      |          | Totals: | 605,527 | 454,143 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,226,186

2026 Est. T.C.V. 006-125-034-00 = 3,163,486

Est. TCV/Total Floor Area = 1370.66

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,504,100     | 1,504,100      | 1,504,100 | 431,583      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 77,600         | 0         | 0            | 11,652         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,581,700     | 1,581,700      | 1,581,700 | 443,235      | 443,235        | 443,235 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-035-00   | 2026 Est. T.C.V.    | HALEY FAMILY LTD PARTNERSHIP |
| Property Class: 402 |                     | W GLEN EDEN DR               |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L462 P101/98 PRT GOVT LOT 3 SEC 25 BEG 1305.8 FT E & 668 FT S OF NW LOT COR TH N  
 77 DEG 11' E 50 FT TH S 21 DEG 18' E 277.4 FT TO SHR GLEN LAKE TH S 83 DEG 58' W  
 ALG SHR 105 FT TH N 11 DEG 10' 17" W 263.52 FT TH N 77 DEG 11' E 5 FT TO POB SEC  
 25 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                           | 100.00   | 274.43 | 1.0000 | 0.7913 | 21000 | 100   |                         | 1,661,699 |
| GROUP A 21000                           | 3.33     | 274.43 | 1.0000 | 0.7913 | 21000 | 50    | SURPLUS: ZONING 100 ft  | 27,667    |
| 103 Actual Front Feet, 0.65 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,689,366 |

2026 Est. T.C.V. 006-125-035-00 = 1,689,366

Est. TCV/Total Floor Area = 731.96

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 804,500                 | 804,500 | 804,500 | 242,439      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 40,200  | 0       | 0            | 6,545          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 844,700                 | 844,700 | 844,700 | 248,984      | 248,984        | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-036-00   | 2026 Est. T.C.V.    | NELSON MICHAEL L & SUZANNE S |
| Property Class: 401 |                     | 4499 W GLEN EDEN DR          |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L1339P161 COMMENCING AT NW CNR SAID GOVERNMENT LOT 3; THENCE ALONG NORTH LINE OF SAID GOVERNMENT LOT EAST 1121.84 FEET (PREVIOUSLY RECORDED AS 1123.3 FEET); THENCE SOUTH 559.31 FEET {PREVIOUSLY RECORDED AS 559.6 FEET} TO POB; THENCE SOUTH 55 DEGREES 04 MINUTES 36 SECONDS EAST 50.41 FEET (RECORDED AS SOUTH 55 DEGREES 26 MINUTES EAST 50.0 FEET); THENCE SOUTH 15 DEGREES 46 MINUTES 25 SECONDS WEST 297.39 FEET (RECORDED AS SOUTH 16 DEGREES 43 MINUTES WEST 298.2 FEET) TO A SHORELINE TRAVERSE OF GLEN LAKE; THENCE ALONG SAID SHORELINE TRAVERSE NORTH 64 DEGREES 42 MINUTES 00 SECONDS WEST 100.04 FEET (RECORDED AS NORTH 65 DEGREES 08 MINUTES WEST 100.0 FEET) AND NORTH 60 DEGREES 50 MINUTES 50 SECONDS WEST 10.47 FEET (RECORDED AS NORTH 51 DEGREES 10 MINUTES WEST 10.0 FEET); THENCE NORTH 26 DEGREES 34 MINUTES 47 SECONDS EAST 303.14 FEET (RECORDED AS NORTH 26 DEGREES 23 MINUTES 33 SECONDS EAST 302.87 FEET); THENCE SOUTH 57 DEGREES 37 MINUTES 40 SECONDS EAST 9.99 FEET (RECORDED AS SOUTH 55 DEGREES 26 MINUTES EAST 10.0 FEET) TO POB, TO SAID SHORELINE TRAVERSE OF GLEN LAKE. THE SIDELINES OF SAID PARCEL EXTEND TO WATER'S EDGE OF GLEN LAKE, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN.

COMBINED 9/2018 FORMERLY UNDIVIDED INTEREST SPLITS 126-036-01, 126-036-02, 126-036-03

L297 P116 L398 P154 L399 P84&539 L415 P169 L416 P171/96 PRT GOVT LOT 3 SEC 25 BEG 1123.3 FT E & 599.6 FT S OF NW SEC COR TH S 55 DEG 26' E 60 FT TH S 16 DEG 43' W 298.2 FT TO SHR GLEN LAKE TH ALG SHR N 65 DEG 08' W 100 FT & N 51 DEG 10' W 10 FT TH N 26 DEG 23' 33" E 302.87 FT TO POB CONSISTING OF UND 9% INTEREST (AFFIDAVIT/SURVEY L565 P429/01 L7 P377) SEC 25 T29N R14W.

9/2018 L1339P161 COMBINE INTEREST SPLITS -01, -02, -03  
5/2018 ALLOCATE INTEREST SPLIT VALUES FROM THIS 10% TO -1 & -3, TO KELLY & SHOOK

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000         | 93.33    | 353.77      | 1.0000 | 0.8432 | 21000      | 100   |              | 1,652,573 |
| 93 Actual Front Feet, | 0.76     | Total Acres |        |        | Total Est. |       | Land Value = | 1,652,573 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2583 SF Floor Area = 3531 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,287 |          |            |
| 1 Story | Siding   | Basement    | 1,296 |          |            |
| 1 Story | Siding   | Overhang    | 948   |          |            |
|         |          | Total:      |       | 598,719  | 586,756    |

#### Other Additions/Adjustments

|              |  |     |       |       |  |
|--------------|--|-----|-------|-------|--|
| Exterior     |  |     |       |       |  |
| Stone Veneer |  | 160 | 8,133 | 7,970 |  |

|                    |  |   |        |        |  |
|--------------------|--|---|--------|--------|--|
| Plumbing           |  |   |        |        |  |
| Average Fixture(s) |  | 1 | 3,257  | 3,192  |  |
| 3 Fixture Bath     |  | 7 | 71,926 | 70,487 |  |

|                      |  |   |        |        |  |
|----------------------|--|---|--------|--------|--|
| Water/Sewer          |  |   |        |        |  |
| 2000 Gal Septic      |  | 1 | 11,719 | 11,485 |  |
| Water Well, 100 Feet |  | 1 | 6,941  | 6,802  |  |

|                |  |     |        |        |  |
|----------------|--|-----|--------|--------|--|
| Porches        |  |     |        |        |  |
| CCP (1 Story)  |  | 102 | 4,381  | 4,293  |  |
| CCP (1 Story)  |  | 36  | 1,725  | 1,690  |  |
| CCP (1 Story)  |  | 98  | 4,222  | 4,138  |  |
| CGEP (1 Story) |  | 425 | 38,004 | 37,244 |  |
| CPP            |  | 215 | 5,827  | 5,710  |  |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 758 | 53,682 | 52,608 |
| Door Opener | 2   | 1,504  | 1,474  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,713 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 9,412 |
|------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 826,494 | 809,974 |
|---------|--|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,186,930

2026 Est. T.C.V. 006-125-036-00 = 3,839,503

Est. TCV/Total Floor Area = 1087.37, Most recent sale 08/30/2018 for 1,600,000

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 1,850,300     | 1,850,300  | 1,850,300 | 1,640,362    | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 69,500     | 0         | 0            | 44,289         | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,919,800     | 1,919,800  | 1,919,800 | 1,684,651    | 1,684,651      | 0       |

45-006-125-037-01                      2026 Est. T.C.V.                      PARTALIS WILLIAM & BRIDGIT EATON  
 Property Class: 401                      6157 S DUNNS FARM RD  
 Map #: 48                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L12P335 PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION S04°13'51"E 984.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE 804°13'51 "E 200.00 FEET; THENCE S89°47'40"W 659.05 FEET; THENCE N04°13'51"W 200.00 FEET; THENCE N89°47'40"E 159.46 FEET; THENCE N70°56'34"E 135.30 FEET; THENCE S67°22'17"E 68.76 FEET; THENCE S50°42'44"E 26.78 FEET; THENCE N89°47'40"E 287.51 FEET TO THE POINT OF BEGINNING CONTAINING 136384.62 SQUARE FEET OR 3.13 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD NO. 675. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES.

12/31/2016 TRANSFER PART .11 A FROM ADJ PIN 006-125-037-25 FORMERLY L1203P786 LAND IS LOCATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS: PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION S04°13'51" E 984.98 FEET (PREVIOUSLY RECORDED AS 986.00 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE S 04°13'51" E 200.00 FEET; THENCE S 89°47'40" W 659.05 FEET {PREVIOUSLY RECORDED AS 660.00 FEET}; THENCE N 04°13'51" W 200.00 FEET; THENCE N 89°47'40" E 659.05 FEET (PREVIOUSLY RECORDED AS 660.00 FEET) TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR MEANS OF INGRESS AND EGRESS FROM MILLER ROAD TO THE ABOVE DESCRIBED PREMISES OVER AND ACROSS THE EAST 66.00 FEET OF GOVERNMENT LOT 3, SECTION 25, AND THE EAST 66.00 FEET OF GOVERNMENT LOT 4, SECTION 25. T29N, R14W. COMMONLY KNOWN AS: VACANT LAND - S. DUNNS FARM RD., GLEN ARBOR, MI 49636.

FORMERLY DESCRIBED AS: L303 P31/89 L350 P281 L360 P366 L969 P18/08 PRT GOVT LOT 4 SEC 25 COM NE COR SD SEC TH S 3 DEG 46' E 986 FT TO POB TH CONT S 3 DEG 46' E 200 FT TH N 89 DEG 52' 40" W 660 FT TH N 3 DEG 46' W 200 FT TH S 89 DEG 52' 40" E 660 FT TO POB; SUBJECT TO & TOGETHER WITH EASEMENT REC L350 P281 SEC 25 T29N R14W.

12/31/2016 TRANSFER PART FROM 125-037-25 TRIANGULAR PARCEL TO BE TRANSFERRED FROM PARCEL "A" TO PARCEL "B" PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION 804°13'51 "E 984.98 FEET TO A POINT COMMON TO THE COMMON PROPERTY LINE FOR PARCELS A & B; THENCE S89°47'40"W 284.51 FEET ALONG SAID COMMON PROPERTY LINE TO THE POINT OF BEGINNING; THENCE N50°42'44"W 26.78 FEET; THENCE N67°22'17"W 68.76 FEET; THENCE S70°56'34"W 135.30 FEET; THENCE N89°47'40"E 212.08 FEET ALONG SAID COMMON PROPERTY LINE TO THE POINT OF BEGINNING, CONTAINING 4,900 SQUARE FEET OR 0.11 ACRES OF LAND, MORE OR LESS.

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                   | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------------------|---------|
| E 100' @ 3700/         | 50.00    | 659.05      | 0.9330 | 1.0448 | 3700       | 100   |                          | 180,352 |
| A 100' @ 600/FF        | 150.00   | 659.05      | 0.7846 | 1.1330 | 600        | 50    | SURPLUS: ZONING 100' MIN | 40,001  |
| 200 Actual Front Feet, | 3.03     | Total Acres |        |        | Total Est. |       | Land Value =             | 220,353 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 1200 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY                      Cls C 10                      Blt 2019

(11) Heating System: Forced Heat & Cool

Parcel Number: 45-006-125-037-01

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Ground Area = 266 SF Floor Area = 266 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

## Building Areas

| Stories                                                  | Exterior | Foundation | Size | Cost New | Depr. Cost |
|----------------------------------------------------------|----------|------------|------|----------|------------|
| 1 Story                                                  | Siding   | Basement   | 266  |          |            |
| Total:                                                   |          |            |      | 59,549   | 55,973     |
| Other Additions/Adjustments                              |          |            |      |          |            |
| Basement Living Area                                     |          |            | 1453 | 52,105   | 48,979     |
| Basement, Outside Entrance, Above Grade                  |          |            | 3    | 6,056    | 5,693      |
| Plumbing                                                 |          |            |      |          |            |
| Average Fixture(s)                                       |          |            | 1    | 1,451    | 1,364      |
| Water/Sewer                                              |          |            |      |          |            |
| 1000 Gal Septic                                          |          |            | 1    | 4,782    | 4,495      |
| Water Well, 200 Feet                                     |          |            | 1    | 10,774   | 10,128     |
| Porches                                                  |          |            |      |          |            |
| CCP (1 Story)                                            |          |            | 62   | 1,965    | 1,847      |
| CCP (1 Story)                                            |          |            | 416  | 10,903   | 10,249     |
| Garages                                                  |          |            |      |          |            |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |          |            |      |          |            |
| Common Wall: 1 Wall                                      |          |            | 1    | -2,640   | -2,482     |
| Door Opener                                              |          |            | 3    | 1,612    | 1,515      |
| Base Cost                                                |          |            | 1187 | 51,338   | 48,258     |
| Built-Ins                                                |          |            |      |          |            |
| Appliance Allow.                                         |          |            | 1    | 2,767    | 2,601      |
| Fireplaces                                               |          |            |      |          |            |
| Direct-Vented Gas                                        |          |            | 1    | 3,022    | 2,841      |
| Totals:                                                  |          |            |      | 203,684  | 191,461    |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 421,214

|                                                                             |            |         |              |                |         |
|-----------------------------------------------------------------------------|------------|---------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-125-037-01                                             |            |         |              | =              | 651,567 |
| Est. TCV/Total Floor Area = 2449.50, Most recent sale 04/11/2014 for 40,000 |            |         |              |                |         |
| 2025 Assessed                                                               | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 278,300                                                                     | 278,300    | 278,300 | 194,443      | 2.70           |         |
| 2026 New Eq.                                                                | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                                                                           | 47,500     | 0       | 0            | 5,249          | 0       |
| 2026 Assessed                                                               | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 325,800                                                                     | 325,800    | 325,800 | 199,692      | 199,692        | 0       |

45-006-125-037-15  
Property Class: 402  
Map #: 48

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

LEELANAU CONSERVANCY INC  
S DUNNS FARM RD  
GLEN ARBOR, MI 49636

2021005074 PARCEL 1 A PARCEL OF LAND IN PART OF GOVERNMENT LOT 4, SECTION 25, TOWN 29 NORTH, RANGE 14  
WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13'51" EAST, 392.49 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°13'51" EAST, 337.29 FEET, ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89°47'40" WEST, 804.83 FEET, TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 675; THENCE ALONG SAID RIGHT OF WAY, ON THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 66.22 FEET (R=2650.83 FEET, 1=01 °25'53", CHORD=NORTH 30°21'46" WEST, 66.22 FEET); THENCE CONTINUING ALONG SAID RIGHT OF WAY, ON THE ARC OF A CURVE TO THE LEFT 187.68 FEET (R=2389.14 FEET, 1=04°30'03", CHORD=NORTH 3°19'44" WEST, 187.63 FEET); THENCE NORTH 35°34'46" WEST, 142.24 FEET, ALONG SAID RIGHT OF WAY; THENCE NORTH 89°26'46" EAST, 999.41 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO NON EXCLUSIVE EASEMENT A.

FORMERLY ABV AS L291 P463 L460 P482/97 PRT GOVT LOT 4 SEC 25 COM NE COR SD SEC TH S 04 DEG 13'51" E 392.49 FT ALG E LN SD SEC TO POB TH CONT ALG SD LN S 04 DEG 13'51" E 337.29 FT TH S 89 DEG 47'40" W 804.83 FT TO ELY R/W CO RD 675 TH ALG SD R/W ARC CURVE LEFT 66.22 FT CHORD N 30 DEG 21'46" W 66.22 FT TH CONT ALG SD R/W ARC CURVE LEFT 187.68 FT CHORD N 33 DEG 19'44" W 187.63 FT TH N 35 DEG 34'46" W 142.24 FT ALG SD R/W TH N 89 DEG 26'46" E 999.41 FT PARALLEL WITH N LN SD SEC TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 25 T29N R14W.

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

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|-----------------------------------|
| E 100' @ 3700/                          | 337.29   | 900.00 | 0.8855 | 1.0779 | 3700 | 100   |        | 1,191,215                         |
| 337 Actual Front Feet, 6.97 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 1,191,215 |

|                             |                                       |         |              |
|-----------------------------|---------------------------------------|---------|--------------|
| 2026 Est. T.C.V.            | 006-125-037-15                        | =       | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 12/21/2021 for | 950,000 |              |
| 2025 Assessed               | MBOR                                  | S.E.V.  | Base for Cap |
| 0                           | 0                                     | 0       | 0            |
| 2026                        | New Eq. Adjustment                    | Loss    | Additions    |
| 0                           | 0                                     | 0       | 0            |
| 2026 Assessed               | MBOR                                  | S.E.V.  | Capped       |
| 0                           | 0                                     | 0       | 0            |
|                             |                                       |         | ->Taxable<-  |
|                             |                                       |         | PRE/MBT      |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-037-20   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 48           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2021005074 PARCEL 2 L1159P898 PART OF THE NORTH 10.1 ACRES OF GOVERNMENT LOT 4; SECTION 25, TOWN 29 NORTH, RANGE 14, WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13'51" EAST, 261.66 FEET ALONG THE EAST LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°13'51" EAST, 130.83 FEET ALONG SAID EAST SECTION LINE; THENCE SOUTH 89°26'46" WEST, 999.41 FEET (PREVIOUSLY RECORDED AS 999.28 FEET) PARALLEL WITH THE NORTH LINE OF SAID SECTION 25 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 675; THENCE NORTH 35°34'46" WEST, 159.43 FEET (PREVIOUSLY RECORDED AS NORTH 35°34'32" WEST) ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°26'46" WEST, 1082.49 FEET PARALLEL WITH SAID NORTH SECTION LINE TO THE POINT OF BEGINNING. AND EASEMENT A, B, & C

FORMERLY DESCRIBED AS L239 P696 L202 P523 L498 P164-166/98 PRT GOVT LOT 4 SEC 25 COM NE COR SD SEC TH S 04 DEG 13' 51" E 261.66 FT TO POB TH CONT S 04 DEG 13' 51" E 130.83 FT TH S 89 DEG 26' 46" W 999.41 FT TO ELY LN CO RD 675 TH N 35 DEG 34' 46" W ALG SD RD 159.43 FT TH S 89 DEG 26' 46" E 1082.49 FT TO POB TOGETHER WITH EASEMENT L350 P281 SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|-------|
|                                         | 130.00   | 700.00 | 1.0000 | 1.0000 | 0    | 100   |                         | 0     |
| 130 Actual Front Feet, 2.09 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 0     |

|                             |                                       |         |              |
|-----------------------------|---------------------------------------|---------|--------------|
| 2026 Est. T.C.V.            | 006-125-037-20                        | =       | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 11/22/2023 for | 685,000 |              |
| 2025 Assessed               | MBOR                                  | S.E.V.  | Base for Cap |
| 0                           | 0                                     | 0       | 0            |
|                             |                                       |         | 2.70         |
| 2026 New Eq. Adjustment     |                                       | Loss    | Additions    |
| 0                           | 0                                     | 0       | 0            |
|                             |                                       |         | 0            |
| 2026 Assessed               | MBOR                                  | S.E.V.  | Capped       |
| 0                           | 0                                     | 0       | 0            |
|                             |                                       |         | ->Taxable<-  |
|                             |                                       |         | PRE/MBT      |
|                             |                                       |         | 0            |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-125-037-25   | 2026 Est. T.C.V.    | PARTALIS WILLIAM A & BRIDGIT E |
| Property Class: 401 |                     | 6149 S DUNNS FARM RD           |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L12P335 PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION S04°13'51 "E 729.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE S04°13'51 "E 255.20 FEET; THENCE S89°47'40"W 287.51 FEET; THENCE N50°42'44"W 26.78 FEET; THENCE N67°22'1 7' 'W 68.76 FEET; THENCE S70°56'34"W 135.30 FEET; THENCE S89°47'40"W 159.46 FEET; THENCE S04°13'51 "E 112.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 675; THENCE ALONG SAID RIGHT-OF-WAY LINE 405.54 FEET ALONG THE ARC OF A 2650.83 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N25°15'52"W 405.15 FEET; THENCE N89°47'40"E 804.83 FEET TO THE POINT OF BEGINNING, CONTAINING 187,532.08 SQUARE FEET OR 4.31 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES.

12/31/2016 TRANSFER PART .11 A TO ADJ PIN 006-125-037-01  
 FORMERLY L291 P241&242/88 L911 P869/06 PRT GOVT LOT 4 SEC 25 COM NE COR SD SEC TH ALG SEC LN S 3 DEG 46'0" E 984.99 FT TO POB TH S 89 DEG 47' 40" W 659.05 FT TH S 04 DEG 13' 51" E 112.72 FT TO C/L S DUNNS FARM RD TH NWLY ALG C/L 405.54 FT TH N 89 DEG 47' 40" E 804.83 FT TH S 03 DEG 46' E 255.20 FT TO POB TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 25 T29N R14W.

12/31/2016 PARCEL LINE TRANSFER TO ADJ PIN .11 A - EXEMPT FROM SPLIT COUNT.  
 TRIANGULAR PARCEL TO BE TRANSFERRED. L12P335  
 FROM PARCEL "A" TO PARCEL "B" PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION 804°13'51 "E 984.98 FEET TO A POINT COMMON TO THE COMMON PROPERTY LINE FOR PARCELS A & B; THENCE S89°47'40"W 284.51 FEET ALONG SAID COMMON PROPERTY LINE TO THE POINT OF BEGINNING; THENCE N50°42'44"W 26.78 FEET; THENCE N67°22'17"W 68.76 FEET; THENCE S70°56'34"W 135.30 FEET; THENCE N89°47'40"E 212.08 FEET ALONG SAID COMMON PROPERTY LINE TO THE POINT OF BEGINNING, CONTAINING 4,900 SQUARE FEET OR 0.11 ACRES OF LAND, MORE OR LESS.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason               | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|----------------------|---------------------------------|
| E 100' @ 3700/                          | 100.00   | 725.00 | 0.9106 | 1.0549 | 3700 | 100   |                      | 355,421                         |
| A 100' @ 600/FF                         | 155.00   | 725.00 | 0.7206 | 1.1603 | 600  | 50    | SURPLUS: ZONING 100' | 38,881                          |
| 255 Actual Front Feet, 4.24 Total Acres |          |        |        |        |      |       |                      | Total Est. Land Value = 394,301 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 20.45 | 472  | 50     | 4,826      |
| Wood Frame                                          | 20.45 | 480  | 50     | 4,908      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 9,734      |

Cost Est. for Res. Bldg: 1 Single Family A-FRAME Cls CD Blt 1970

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1827 SF Floor Area = 2284 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,827 |          |            |
| Total:     |          |            |       | 224,484  | 123,466    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 3 Fixture Bath     | 1 | 3,794 | 2,087 |

Parcel Number: 45-006-125-037-25

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## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

## Porches

|                     |    |       |       |
|---------------------|----|-------|-------|
| WCP (1 Story)       | 64 | 3,583 | 1,971 |
| Foundation: Shallow | 64 | -706  | -388  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 5,876 | 3,232 |
|------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 250,169 | 137,594 |
|---------|--|---------|---------|

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 302,707

2026 Est. T.C.V. 006-125-037-25 = 706,742

Est. TCV/Total Floor Area = 309.43, Most recent sale 06/10/2010 for 195,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 294,600       | 294,600    | 294,600 | 139,267      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 58,800     | 0       | 0            | 3,760          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 353,400       | 353,400    | 353,400 | 143,027      | 143,027        | 0       |  |



|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-125-037-30   | 2026 Est. T.C.V.    | HOOK FAMILY LTD PARTNERSHIP |
| Property Class: 402 |                     | S DUNNS FARM RD             |
| Map #: 48           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L216 P47 L270 P136 L415 P905-906/95 PRT OF GOVT LOT 4 SEC 25 COM AT NE SEC COR  
 TH S ALG E SEC LN 1286 FT FOR POB TH W 660 FT TH N 100 FT TH E 660 FT TH S 100  
 FT TO POB SEC 25 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 600.00 | 1.0000 | 1.0837 | 2000 | 100   |                         | 216,743 |
| 100 Actual Front Feet, 1.38 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 216,743 |

2026 Est. T.C.V. 006-125-037-30 = 216,743

Est. TCV/Total Floor Area = 94.90, Most recent sale 02/04/1980 for 19,000

|                         |         |           |                |             |         |  |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |  |
| 77,300                  | 77,300  | 77,300    | 27,002         | 2.70        |         |  |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |  |
| 0                       | 31,100  | 0         | 0              | 729         | 0       |  |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |  |
| 108,400                 | 108,400 | 108,400   | 27,731         | 27,731      | 0       |  |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-037-35   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 48           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2021005074 PARCEL 3 PART OF THE NORTH I 0.1 ACRES OF GOVERNMENT LOT 4, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORER OF SAID SECTION 25; THENCE SOUTH 04°13' 51" EAST 130.83 FEET ALONG THE EAST LINE OF SAID SECTION 25 THENCE SOUTH 89°26'46" WEST 1165.57 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 25 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 675; THENCE NORTH 35°34'46" WEST 159.43 FEET (PREVIOUSLY RECORDED AS NORTH 35°34'32" WEST) ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°26'46" EAST 1248.66 FEET (PREVIOUSLY RECORDED AS 1248.62 FEET) ALONG SAID NORTH SECTION LINE TO THE POINT OF BEGINNING.

AND

PART OF THE NORTH 10.1 ACRES OF GOVERNMENT LOT 4, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13'51" EAST, 130.83 FEET ALONG THE EAST LINE OF SAID SECTION 25 TO THE

POINT OF BEGINNING; THENCE SOUTH 04°13'51" EAST 130.83 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°26'46" WEST 1082.49 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 25 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 675; THENCE NORTH 35°34'46" WEST 159.43 FEET (PREVIOUSLY RECORDED AS NORTH 35°34'32" WEST) ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°26'46" EAST RECORDED AS SOUTH 89°26'46" EAST 1165 .57 FEET PARALLEL WITH SAID NORTH SECTION LINE TO THE POINT OF BEGINNING.

FORMERLY ABV AS L305 P710&711/89 PARCEL A PRT N 10.1 ACRES GOVT LOT 4 LYING E OF CO RD 675 BEG NE COR SD SEC TH S 04 DEG 13' 51" E 130.83 FT ALG E LN SD SEC TH S 89 DEG 26' 46" W 1165.57 FT TO PT ON ELY R/W LN CO RD 675 TH N 35 DEG 34' 46"W 159.43 FT ALG SD ELY R/W LN TH N 89 DEG 26' 46" E 1248.62 FT ALG SD N SEC LNTD POB PARCEL B PRT N 10.1 ACRES GOVT LOT 4 LYING E OF CO RD 675 COM NE COR SD SEC TH S 04 DEG 13' 51" E 130.83 FT ALG E LN SD SEC TO POB TH S 04 DEG 13' 51" E 130.83 FT ALG SD E LN TH S 89 DEG 26' 46" W 1082.49 FT TO PT ON ELY R/W LN CO RD 675 TH N 35 DEG 34' 32" W ALG SD ELY R/W LN 159.43 FT TH S 89 DEG 26' 46" E 1165.67 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                                                 |          | * Factors * |        | 260'X1100' |                   |         |
|-----------------------------------------------------------------|----------|-------------|--------|------------|-------------------|---------|
| Description                                                     | Frontage | Depth       | Front  | Depth      | Rate %Adj. Reason | Value   |
| E 100' @ 800/                                                   | 260.00   | 1100.00     | 0.7157 | 1.3836     | 800 100           | 205,987 |
| 260 Actual Front Feet, 6.57 Total Acres Total Est. Land Value = |          |             |        |            |                   | 205,987 |

|                             |                                       |         |              |
|-----------------------------|---------------------------------------|---------|--------------|
| 2026 Est. T.C.V.            | 006-125-037-35                        | =       | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 11/22/2023 for | 685,000 |              |
| 2025 Assessed               | MBOR                                  | S.E.V.  | Base for Cap |
| 0                           | 0                                     | 0       | 0            |
|                             |                                       |         | 2.70         |
| 2026                        | New Eq. Adjustment                    | Loss    | Additions    |
| 0                           | 0                                     | 0       | 0            |
| 2026 Assessed               | MBOR                                  | S.E.V.  | Capped       |
| 0                           | 0                                     | 0       | 0            |
|                             |                                       |         | ->Taxable<-  |
|                             |                                       |         | PRE/MBT      |
|                             |                                       |         | 0            |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-125-038-00   | 2026 Est. T.C.V.    | HOOK FAMILY LTD PARTNERSHIP |
| Property Class: 401 |                     | 6163 S DUNNS FARM RD        |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L214 P874 L218 P781 L415 P903-904/95 PRT GOVT LOTS 4 & 5 SEC 25 BEG AT NE COR  
 SEC 25 TH S 1386 FT TO POB TH W 660 FT TH N 100 FT TH E 660 FT TH S 100 FT TO  
 POB SUBJECT TO EASEMENTS SEC 25 T29N R14W 2.52 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | 100' X 660' |                   |                                 |
|-----------------------------------------|----------|-------------|--------|-------------|-------------------|---------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth       | Rate %Adj. Reason | Value                           |
| C 100' @ 2000/                          | 100.00   | 660.00      | 1.0000 | 1.1098      | 2000 100          | 221,970                         |
| 100 Actual Front Feet, 1.51 Total Acres |          |             |        |             |                   | Total Est. Land Value = 221,970 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 1200 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1980

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2068 SF Floor Area = 2068 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,568 |          |            |
| 1 Story | Siding   | Slab        | 500   |          |            |
| Total:  |          |             |       | 301,557  | 211,113    |

#### Other Additions/Adjustments

|                                         |     |         |         |
|-----------------------------------------|-----|---------|---------|
| Basement, Outside Entrance, Below Grade | 1   | 2,781   | 1,947   |
| Plumbing                                |     |         |         |
| Average Fixture(s)                      | 1   | 1,451   | 1,016   |
| 3 Fixture Bath                          | 1   | 4,567   | 3,197   |
| Water/Sewer                             |     |         |         |
| 1000 Gal Septic                         | 1   | 4,782   | 3,347   |
| Water Well, 100 Feet                    | 1   | 5,847   | 4,093   |
| Porches                                 |     |         |         |
| WPP                                     | 672 | 12,109  | 8,476   |
| Deck                                    |     |         |         |
| Treated Wood                            | 227 | 4,429   | 3,100   |
| Built-Ins                               |     |         |         |
| Appliance Allow.                        | 1   | 2,767   | 1,937   |
| Fireplaces                              |     |         |         |
| Interior 1 Story                        | 1   | 5,338   | 3,737   |
| 2nd on Same Stack                       | 1   | 4,365   | 3,055   |
| Wood Stove                              | 1   | 2,552   | 1,786   |
| Totals:                                 |     | 352,545 | 246,804 |

#### Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 542,969

|                                                                            |              |         |
|----------------------------------------------------------------------------|--------------|---------|
| 2026 Est. T.C.V. 006-125-038-00                                            | =            | 766,439 |
| Est. TCV/Total Floor Area = 370.62, Most recent sale 02/04/1980 for 19,000 |              |         |
| 2025 Assessed                                                              | MBOR         | S.E.V.  |
| 319,800                                                                    | 319,800      | 319,800 |
|                                                                            | Base for Cap | IRM     |
|                                                                            | 129,425      | 2.70    |

Parcel Number: 45-006-125-038-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 63,400         | 0       | 0         | 3,494          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 383,200  | 383,200        | 383,200 | 132,919   | 132,919        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-039-00   | 2026 Est. T.C.V.    | HOUGHTON MATTHEW & BARBARA B |
| Property Class: 401 |                     | 6185 S DUNNS FARM RD         |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L178 P691 PRT GOVT LOT 5 SEC 25 BEG AT NE COR SEC 25 TH S 1752 FT TO POB TH W  
660 FT TH N 366 FT TH E 660 FT TH S 366 FT TO POB SEC 25 T29N R14W 5.56 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \* 300'X660'

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| E 100' @ 3700/                                                  | 100.00   | 660.00 | 0.8960 | 1.0450 | 3700 | 100   |                          | 346,422 |
| A 100' @ 600/FF                                                 | 200.00   | 660.00 | 0.6808 | 1.1334 | 600  | 50    | SURPLUS: ZONING 100' MIN | 46,295  |
| 300 Actual Front Feet, 4.54 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                          | 392,716 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1470 SF Floor Area = 2205 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,470  |          |            |
|           |          |            | Total: | 286,158  | 157,387    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 260 | 19,549 | 10,752 |
| WPP            | 210 | 5,025  | 2,764  |

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 322 | 14,815 | 8,148  |
| Common Wall: 1 Wall                                        | 1   | -2,182 | -1,200 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 480 | 19,301 | 10,616 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,414 |
|------------------|---|-------|-------|

Totals: 370,105 203,559

#### Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 447,830

|                                                                            |              |                       |
|----------------------------------------------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-125-039-00                                            | =            | 843,046               |
| Est. TCV/Total Floor Area = 382.33, Most recent sale 06/13/1975 for 58,500 |              |                       |
| 2025 Assessed MBOR S.E.V.                                                  | Base for Cap | IRM                   |
| 351,200 351,200 351,200                                                    | 123,585      | 2.70                  |
| 2026 New Eq. Adjustment Loss                                               | Additions    | Tax Adjustment Losses |

Parcel Number: 45-006-125-039-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 70,300  | 0       | 0       | 3,336       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 421,500       | 421,500 | 421,500 | 126,921 | 126,921     | 126,921 |

45-006-125-040-00  
Property Class: 401  
Map #: 48

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BEITH CARSTEN TRUST & BEITH L TRUST  
6254 S TAMARACK LN  
MAPLE CITY, MI 49664

L401 P948/95 L429 P914/96 L623 P514&542 L743 P54&59/03 L783 P693/04 PRT GOVT  
Land in Government Lot 5, Section 25, Town 29 North, Range 14 West, described more fully as follows: Commencing at the Northeast Corner of said Section 25, thence South 3'46' East along the East line of Section 25, 1752.00 feet, thence North 89'56' West, 522.00 feet to the Point of Beginning on the centerline of County Road No. 675; thence continuing North 89'56' West, 138.00 feet to the East line of Glen Shores Subdivision; thence South 3'36'49" East along said East line, 36.60 feet; thence South 62°10'30" West, 187.01 feet to the shore of Glen Lake; thence South 45°31'50" East along said shore, 100.00 feet; thence North 78°13'50" East, 298.11 feet to the centerline of County Road No. 675; thence North 22°52'20" West along said centerline, 143.48 feet to the Point of Beginning. with full riparian rights incident thereto;. Also all land between the above described tract and the waters of Glen Lake. 'l'he above tract is subject to and has rights in a 25.00 foot wide private easement passing thru the same and which easement is centered on a point on the South side of the above described tract, 90,84 feet from the Southwest corner of said tract; thence from said point on a bearing of North 18'°33' 10" west passing thru said tract, 146.58 feet to a junction with the southern terminus of "B" Road as platted in Glen Shore Subdivision. Situated in 'l'OWNSHIP OF GLEN Arbor,

SUBJECT to: Easement in favor of Consumers Power Company recorded in Libel' 90, page 347. Grading Permit to the County of Leelanau recorded in Liber 64, page 606. Building and use restrictions contained in instrument recorded in Liber 108, page 235 and in Liber 120, page 443. All other restrictions, reservations and easements of record, if any.  
1 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 372.73 | 1.0000 | 0.8542 | 21000 | 100   |                        | 1,793,881 |
| GROUP A 21000                                                   | 16.87    | 372.73 | 1.0000 | 0.8542 | 21000 | 50    | SURPLUS: ZONING 100 ft | 151,287   |
| 117 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,945,168 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 2467 SF Floor Area = 4567 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 2.5 Story | Siding   | Crawl Space | 196   |          |            |
| 2 Story   | Siding   | Crawl Space | 1,806 |          |            |
| 1 Story   | Siding   | Crawl Space | 465   |          |            |
| Total:    |          |             |       | 767,692  | 614,154    |

#### Other Additions/Adjustments

| Exterior     |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 5,083 | 4,066 |

#### Plumbing

| Average Fixture(s) | 1 | 3,257  | 2,606  |
|--------------------|---|--------|--------|
| 3 Fixture Bath     | 3 | 30,826 | 24,661 |
| Separate Shower    | 3 | 9,369  | 7,495  |

#### Water/Sewer

Parcel Number: 45-006-125-040-00

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|                                                          |     |           |         |            |
|----------------------------------------------------------|-----|-----------|---------|------------|
| 1000 Gal Septic                                          | 1   | 6,011     | 4,809   |            |
| 2000 Gal Septic                                          | 1   | 11,719    | 9,375   |            |
| Water Well, 100 Feet                                     | 1   | 6,941     | 5,553   |            |
| Porches                                                  |     |           |         |            |
| CCP (1 Story)                                            | 78  | 3,425     | 2,740   |            |
| WSEP (1 Story)                                           | 404 | 29,488    | 23,590  |            |
| WPP                                                      | 309 | 8,195     | 6,556   |            |
| WPP                                                      | 737 | 17,172    | 13,738  |            |
| Deck                                                     |     |           |         |            |
| Treated Wood                                             | 99  | 2,770     | 2,216   |            |
| Treated Wood                                             | 245 | 5,140     | 4,112   |            |
| Balcony                                                  |     |           |         |            |
| Wood Balcony                                             | 97  | 5,895     | 4,716   |            |
| Garages                                                  |     |           |         |            |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |           |         |            |
| Base Cost                                                | 643 | 47,775    | 38,220  |            |
| Storage Over Garage                                      | 321 | 6,834     | 5,467   |            |
| Door Opener                                              | 2   | 1,504     | 1,203   |            |
| Built-Ins                                                |     |           |         |            |
| Appliance Allow.                                         | 1   | 6,850     | 5,480   |            |
| Fireplaces                                               |     |           |         |            |
| Interior 1 Story                                         | 1   | 7,891     | 6,313   |            |
| Two Sided                                                | 1   | 11,115    | 8,892   |            |
| Exterior 2 Story                                         | 1   | 11,786    | 9,429   |            |
| Local Cost Items                                         |     |           |         |            |
| GENERATOR                                                | 1   | 1         | 1       | *100% Good |
| Totals:                                                  |     | 1,006,739 | 805,392 |            |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,174,558

|                                                                               |           |           |                |             |         |   |           |
|-------------------------------------------------------------------------------|-----------|-----------|----------------|-------------|---------|---|-----------|
| 2026 Est. T.C.V. 006-125-040-00                                               |           |           |                |             |         | = | 4,129,726 |
| Est. TCV/Total Floor Area = 904.25, Most recent sale 07/23/2020 for 2,250,000 |           |           |                |             |         |   |           |
| 2025 Assessed                                                                 | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |   |           |
| 1,972,600                                                                     | 1,972,600 | 1,972,600 | 1,300,528      | 2.70        |         |   |           |
| 2026 New Eq. Adjustment                                                       | Loss      | Additions | Tax Adjustment | Losses      |         |   |           |
| 0                                                                             | 92,300    | 0         | 35,114         | 0           |         |   |           |
| 2026 Assessed                                                                 | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |           |
| 2,064,900                                                                     | 2,064,900 | 2,064,900 | 1,335,642      | 1,335,642   | 0       |   |           |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-041-00   | 2026 Est. T.C.V.    | ELEANOR HOUSE LLC    |
| Property Class: 401 |                     | 6350 S DUNNS FARM RD |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L253 P80 DC L431 P676 L431 P718/96 L682 P641/02 L689 P268/02 L906 P965/06 PRT  
 GOVT LOT 5 SEC 25 COM E 1/4 COR SEC TH N 295.21 FT TH WLY 386.09 FT TO C/L CO RD  
 675 & POB TH WLY 278.39 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 15' W 300 FT & N  
 32 DEG 56' W 100 FT TH N 86 DEG 35' 15" E 282.03 FT TO C/L SD RD TH SLY ALG C/L  
 TO POB SEC 25 T29N R14W 2.55 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------------------------|---------|
| INFERIOR 8000/                          | 100.00   | 280.00 | 0.5743 | 1.4114 | 8000                    | 100   |                          | 648,490 |
| INFERIOR 8000/                          | 300.00   | 280.00 | 0.5743 | 1.4114 | 8000                    | 50    | SURPLUS: ZONING 100' MIN | 972,736 |
| 400 Actual Front Feet, 2.57 Total Acres |          |        |        |        | Total Est. Land Value = |       | 1,621,226                |         |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 22.82 | 352  | 50     | 4,016      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,016      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1953

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1682 SF Floor Area = 1682 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Basement   | 1,682  |          |            |
|         |          |            | Total: | 288,584  | 187,552    |

#### Other Additions/Adjustments

|                                         |      |         |         |
|-----------------------------------------|------|---------|---------|
| Recreation Room                         | 1682 | 31,588  | 20,532  |
| Exterior                                |      |         |         |
| Brick Veneer                            | 50   | 820     | 533     |
| Basement, Outside Entrance, Below Grade | 1    | 2,700   | 1,755   |
| Plumbing                                |      |         |         |
| Average Fixture(s)                      | 1    | 1,408   | 915     |
| 3 Fixture Bath                          | 2    | 8,867   | 5,764   |
| Water/Sewer                             |      |         |         |
| 1000 Gal Septic                         | 1    | 4,642   | 3,017   |
| Water Well, 100 Feet                    | 1    | 5,677   | 3,690   |
| Porches                                 |      |         |         |
| CPP                                     | 250  | 4,408   | 2,865   |
| Deck                                    |      |         |         |
| Treated Wood                            | 108  | 2,592   | 1,685   |
| Treated Wood                            | 280  | 4,931   | 3,205   |
| Built-Ins                               |      |         |         |
| Appliance Allow.                        | 1    | 2,686   | 1,746   |
| Fireplaces                              |      |         |         |
| Interior 2 Story                        | 1    | 6,455   | 4,196   |
| Exterior 2 Story                        | 1    | 7,791   | 5,064   |
| Carports                                |      |         |         |
| Comp.Shingle                            | 600  | 9,546   | 6,205   |
| Totals:                                 |      | 382,695 | 248,724 |

Notes:

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 ECF (4080 BIG GLEN) 2.700 => TCV: 671,555
 

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2026 Est. T.C.V. 006-125-041-00 = 2,296,797

Est. TCV/Total Floor Area = 1365.52

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,042,600     | 1,042,600      | 1,042,600 | 387,387      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 105,800        | 0         | 0            | 10,459         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,148,400     | 1,148,400      | 1,148,400 | 397,846      | 397,846        | 0       |  |

45-006-125-042-00  
 Property Class: 402  
 Map #: 48

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

BENGSTON HARRIET P TRUST  
 S DUNNS FARM RD  
 GLEN ARBOR, MI 49636

L247 P252 PRT OF GOVT LOT 5 SEC 25 COM AT E 1/4 POST TH N ON E LN SEC 295.21 FT  
 AS POB TH WLY PARALLEL TO E- W 1/4 LN 386.09 FT TO C/L HWY TH NLY ON C/L HWY 300  
 FT TH ELY 394.55 FT M/L TO E LN SEC TH SLY ON E LN 300 FT M/L TO POB SEC 25 T29N  
 R14W 2.7 A M/L.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 385.00 | 0.6808 | 0.9905 | 600  | 100   |                         | 40,458 |
| A 100' @ 600/FF                         | 200.00   | 385.00 | 0.6808 | 0.9905 | 600  | 50    | SURPLUS: ZONING 100'    | 40,458 |
| 300 Actual Front Feet, 2.65 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 80,917 |

2026 Est. T.C.V. 006-125-042-00 = 80,917

Est. TCV/Total Floor Area = 48.11, Most recent sale 01/20/2017 for 57,250

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|--------|-----------|----------------|---------------------|
| 45,200                  | 45,200 | 45,200    | 24,552         | 2.70                |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses              |
| 0                       | -4,700 | 0         | 662            | 0                   |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 40,500                  | 40,500 | 40,500    | 25,214         | 25,214 0            |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-044-00   | 2026 Est. T.C.V.    | COLBATH LAND MANAGEMENT TRUST |
| Property Class: 401 |                     | 6280 S TAMARACK LN            |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L569 P405/01 DC L615 P229/01 L688 P674&677&680/02 SURVEY L9 P501/07 PRT GOVT LOT  
 5 SEC 25 COM NE SEC COR TH S 3 DEG 46' E 1752 FT TH N 89 DEG 56' W 522 FT TO C/L  
 CO RD 675 TH ON C/L S 22 DEG 52' 20" E 143. 48 FT TO POB TH S 78 DEG 13' 50" W  
 298.11 FT TO SHR GLEN LAKE TH ON SHR S 45 DEG 31' 50" E 16.49 FT & S 32 DEG 56'  
 E 105.32 FT TH N 86 DEG 33' 15" E 282.3 FT TO SD C/L TH ON C/L N 20 DEG W 8.98  
 FT & N 22 DEG 52' 20" W 146.59 FT TO POB SEC 25 T29N R14W. .8 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 270.14 | 0.9961 | 0.7882 | 21000 | 100   |                        | 1,648,715                         |
| GROUP A 21000                           | 29.00    | 270.14 | 0.9961 | 0.7882 | 21000 | 50    | SURPLUS: ZONING 100 ft | 239,064                           |
| 129 Actual Front Feet, 0.80 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,887,778 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Electric Baseboard  
 Ground Area = 945 SF Floor Area = 945 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories  | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|----------|----------|-------------|------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 945  |          |            |
| Total:   |          |             |      | 140,628  | 77,344     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 144 | 13,153 | 7,234 |
|----------------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,583 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 175,142 | 96,327 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 260,082

2026 Est. T.C.V. 006-125-044-00 = 2,150,360

Est. TCV/Total Floor Area = 2275.51

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,024,400     | 1,024,400  | 1,024,400 | 496,246      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 50,800     | 0         | 0            | 13,398         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,075,200     | 1,075,200  | 1,075,200 | 509,644      | 509,644        | 509,644 |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-125-044-10   | 2026 Est. T.C.V.    | MALLERY JOHN & CENCI ADRIENNE A |
| Property Class: 401 |                     | 6283 S DUNNS FARM RD            |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L659 P311/02 L668 P307/02 L786 P439/04 L903 P950&951/06 2007 DESC REVISED (SPLIT 044-20) PARCEL 1 PRT OF GOVT LOT 5 SEC 25 COM AT NE COR SD SEC TH S 03 DEG 40' 59" E ALG E LN SD SEC 2112.47 FT TH S 88 DEG 46' 45" W 200.18 FT TO POB TH CONT S 88 DEG 46' 45" W 194.81 FT TO C/L CO RD 675 TH NWLY ALG SD C/L 207.04 FT ALG ARC OF 1684.56 FT RADIUS CURVE TO LEFT CH-N 18 DEG 33' 43" W 206.91 FT TH S 88 DEG 06' 24" E 248.94 FT TH S 03 DEG 40' 59" E 84.15 FT TO POB CONSISTING OF INTEREST TO TIMOTHY E WARNER & JOHN K IMBODEN AS TENANTS IN COMMON SEC 25 T29N R14W .96 A.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \* 184 X 226.152

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| A 100' @ 600/FF                         | 184.00   | 226.15 | 0.8078 | 0.8671 | 600  | 100   |        | 77,334                         |
| 184 Actual Front Feet, 0.95 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 77,334 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.28 | 22   | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.28 | 16   | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.28 | 40   | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.28 | 24   | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1900

(11) Heating System: Electric Baseboard

Ground Area = 1185 SF Floor Area = 1671 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Mich Bsmnt. | 699    |          |            |
| 2 Story | Siding   | Mich Bsmnt. | 486    |          |            |
|         |          |             | Total: | 191,746  | 114,051    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 360 | 23,332 | 12,833 |
|----------------|-----|--------|--------|

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 32 | 1,351 | 743 |
| Treated Wood | 33 | 1,377 | 757 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 360 | 14,144 | 7,779 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,182 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 247,237 | 135,981 |
|---------|---------|---------|

Parcel Number: 45-006-125-044-10

Page: 2

## Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 299,159

2026 Est. T.C.V. 006-125-044-10 = 377,993

Est. TCV/Total Floor Area = 226.21, Most recent sale 07/25/2007 for 205,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 167,600       | 167,600        | 167,600 | 119,760      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,400         | 0       | 0            | 3,233          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 189,000       | 189,000        | 189,000 | 122,993      | 122,993        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-044-20   | 2026 Est. T.C.V.    | LEFEBVRE GREGORY J   |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PARCEL 2: PART OF GOVERNMENT LOT 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEE LANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25; THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, 2112.47 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST, 394.99 FEET TO THE CENTERLINE OF COUNTY ROAD 675; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 207.04 FEET ALONG THE ARC OF A 1684.56 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 18 DEGREES 33 MINUTES 43 SECONDS WEST, 206.91 FEET TO THE POINT

OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, 194.85 FEET ON THE ARC OF A 1684.56 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 25 DEGREES 23 MINUTES 48 SECONDS WEST, 194.75 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 57 SECONDS EAST 320.50 FEET; THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, 184.15 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 24 SECONDS WEST, 248.94 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 675 OVER THE WESTERLY 33 FEET THEREOF AND SUBJECT TO THE RIGHT OF WAY OF MILLER HILL ROAD OVER THE NORTHERLY PORTION THEREOF. More commonly known as S Dunns Farm Rd Maple City, MI 49664  
Tax Parcel No. 45-006-125-004-20

FORMERLY DESCRIBED AS:

PER LDA/UNREC SURVEY 2006 SPLIT FROM 006-125-044-10 PRT GOVT LOT 5 SEC 25 COM AT NE COR SD SEC TH S 03 DEG 40'59" E ALG E SEC LN 2112.47 FT TH S 88 DEG 46'45" W 394.99 FT TO C/L CO RD 675 (DUNNS FARM RD) TH NWLY ALG SD C/L 207.04 FT ALG ARC OF 1684.56 FT RAD CRV TO LEFT (CHORD=N 18 DEG 33'43" W 206.91 FT) TO POB TH CONT ALG SD C/L 194.85 FT ON ARC OF 1684.56 FT RAD CRV TO LEFT (CHORD=N 25 DEG 23'48" W 194.75 FT) TH S 89 DEG 55'57" E 320.50 FT TH S 03 DEG 40'59" E 184.15 FT TH N 88 DEG 06'24" W 248.94 FT TO POB CONSISTING OF INTEREST TO TIMOTHY E WARNER & JOHN K IMOB DEN AS TENANTS IN COMMON SEC 25 T29N R14W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \* 184.15'X274.901'

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------------------------------|
| E 100' @ 3700/                          | 50.00    | 274.90 | 0.9408 | 0.9574 | 3700 | 100   | CORNER/MILLER HILL      | 166,622                         |
| A 100' @ 600/FF                         | 134.15   | 274.90 | 0.8076 | 0.9105 | 600  | 50    | SURPLUS: ZONING 100'MIN | 29,592                          |
| 184 Actual Front Feet, 1.16 Total Acres |          |        |        |        |      |       |                         | Total Est. Land Value = 196,215 |

2026 Est. T.C.V. 006-125-044-20 = 196,215

Est. TCV/Total Floor Area = 117.42, Most recent sale 12/15/2011 for 62,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 83,300                  | 83,300 | 83,300    | 36,373         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 14,800 | 0         | 982            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 98,100                  | 98,100 | 98,100    | 37,355         | 37,355      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-044-30   | 2026 Est. T.C.V.    | HARANG JEAN-PAUL     |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L1127P587 PARCEL 3: PART OF GOVERNMENT LOT 5, SECTION 2S, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH EAST CORNER OF SECTION 25, THENCE SOUTH 03 DEGREES 40 MINUTES S9 SECONDS EAST , ALONG THE EAST LINE OF SAID SECTION , 2112.47 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST, 100.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST, 100.09 FEET; THENCE NORTH 03 DEGREES 40 MINUTES 59 SECONDS WEST, 368.31 FEET ; THENCE SOUTH 89 DEGREES 55 MINUTES 57 SECONDS EAST, 100.21 FEET; THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, 366.05 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE ROW OF MILLER HILL ROAD OVER THE NORTHERLY PORTION THEREOF

PER LDA/UNREC SURVEY 2006 SPLIT FROM 006-125-044-10 PRT GOVT LOT 5 SEC 25 COM AT NE COR SD SEC TH S 03 DEG 40'59" E ALG E SEC LN 2112.47 FT TH S 88 DEG 46'45" W 100.09 FT TO POB TH CONT S 88 DEG 46'45" W 100.09 FT TH N 03 DEG 40'59" W 368.31 FT TH S 89 DEG 55'57" E 100.21 FT TH S 03 DEG 40'59" E 366.05 FT TO POB CONSISTING OF INTEREST TO TIMOTHY E WARNER & JOHN K IMBODEN AS TENANTS IN COMMON SEC 25 T29N R14W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 100.00   | 365.00      | 1.0000 | 0.9774 | 600        | 100   |              | 58,642 |
| 100 Actual Front Feet, | 0.84     | Total Acres |        |        | Total Est. |       | Land Value = | 58,642 |

|                             |                |                  |                       |
|-----------------------------|----------------|------------------|-----------------------|
| 2026 Est. T.C.V.            | 006-125-044-30 | =                | 58,642                |
| Est. TCV/Total Floor Area = | 35.09,         | Most recent sale | 06/08/2012 for 20,000 |
| 2025 Assessed               | MBOR           | S.E.V.           | Base for Cap          |
| 29,300                      | 29,300         | 29,300           | 11,366                |
| 2026 New Eq. Adjustment     | Loss           | Additions        | Tax Adjustment        |
| 0                           | 0              | 0                | 306                   |
| 2026 Assessed               | MBOR           | S.E.V.           | Capped                |
| 29,300                      | 29,300         | 29,300           | 11,672                |
|                             |                |                  | ->Taxable<-           |
|                             |                |                  | PRE/MBT               |
|                             |                |                  | 0                     |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-044-40   | 2026 Est. T.C.V.    | BURNS MARY           |
| Property Class: 402 |                     | S MILLER HILL RD     |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L1115P313 Property located in the Township of Glen Arbor, County of Leelanau, State of Michigan: PARCEL 4: PART OF GOVERNMENT LOT 5, SECTION 25, TOWN 29 NORTH RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 1748.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE, 363.80 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST, 100.09 FEET; THENCE NORTH 03 DEGREES 40 MINUTES 59 SECONDS WEST, 366.05 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 57 SECONDS EAST, 100.21 FEET. More commonly known as S Miller Hill Road Glen Arbor, MI 49638 Tax Parcel No. 45-006-125-044-40

PER LDA/UNREC SURVEY 2006 SPLIT FROM 006-125-044-10 PRT GOVT LOT 5 SEC 25 COM AT NE COR SD SEC TH S 03 DEG 40'59" E ALG E SEC LN 1748.67 FT TO POB TH CONT S 03 DEG 40'59" E ALG E SEC LN 363.80 FT TH S 88 DEG 46'45" W 100.09 FT TH N 03 DEG 40'59" W 366.05 FT TH S 89 DEG 55'57" E 100.21 FT TO POB CONSISTINF OF INTEREST TO TIMOTHY E WARNER & JOHN K IMBODEN AS TENANTS IN COMMON SEC 25 T29N R14W.

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

\* Factors \*

MLS 100\*368

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF        | 100.00   | 365.00      | 1.0000 | 0.9774 | 600        | 100   |              | 58,642 |
| 100 Actual Front Feet, | 0.84     | Total Acres |        |        | Total Est. |       | Land Value = | 58,642 |

2026 Est. T.C.V. 006-125-044-40 = 58,642

Est. TCV/Total Floor Area = 35.09, Most recent sale 10/31/2011 for 22,000

|               |            |        |              |                |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
| 29,300        | 29,300     | 29,300 | 11,366       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0          | 0      | 0            | 306            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 29,300        | 29,300     | 29,300 | 11,672       | 11,672         | 0       |  |

45-006-125-045-00  
Property Class: 402  
Map #: 45

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MARTIN VAN W & SHARON C  
W NORTHWOOD DR  
GLEN ARBOR, MI 49636

L1176P295-301 A STRIP OF LAND 100 FEET IN WIDTH LYING BETWEEN GLEN LAKE AND THE LAID OUT HIGHWAY IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 500 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 1 AS MEASURED ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SAID GOVERNMENT LOT 1, WITH THE SHORE OF GLEN LAKE; THENCE WEST 100 FEET; THENCE NORTH 300 FEET MORE OR LESS TO THE CENTER OF SAID LAID OUT HIGHWAY; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER OF SAID HIGHWAY 100 FEET OR MORE TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 300 FEET MORE OR LESS TO THE PLACE OF BEGINNING. PP#45-006-125-045-00 SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS, IF ANY

FORMERLY ABBREVIATED AS

L272 P195 L478 P261/98 100 FT STRIP BETWEEN GLEN LAKE & NORTHWOOD DR BEING PRT OF GOVT LOT 1 SEC 25 BEG AT INTER OF LN PARALLEL TO & 500 FT W OF E LN GOVT LOT 1 WITH SHR GLEN LAKE TH W 100 FT TH N 300 FT TO C/L HWY TH ELY ALG HWY 100 FT TO PT N OF POB TH S 300 FT TO POB UND 1/4 INT EACH TO LEE KANE & CHRISTINE A ZELLE/ANN E ZELLE/CAROLYN K ZELLE/SUSAN W ZELLE LIVING TRUST AS TENANTS IN COMMON SEC 25 T29N R14W .7 A M/L.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                           | 100.00   | 300.00 | 1.0000 | 0.8091 | 21000 | 100   |                         | 1,699,124 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,699,124 |

2026 Est. T.C.V. 006-125-045-00 = 1,699,124

Est. TCV/Total Floor Area = 1016.83, Most recent sale 07/30/2015 for 1,600,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 809,100                 | 809,100 | 809,100   | 762,223        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 40,500  | 0         | 20,580         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 849,600                 | 849,600 | 849,600   | 782,803        | 782,803     | 782,803 |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-046-00   | 2026 Est. T.C.V.    | POPOFF STEVEN N & KATHLEEN A |
| Property Class: 401 |                     | 6002 S FISHER RD             |
| Map #: 45           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L225 P817/81 L315 P652/90 PRT GOVT LOT 1 SEC 25 BEG 720 FT E OF NW SEC COR TH E  
 451.46 FT TO C/L CO RD TH ON C/L S 04 DEG 25' 40" E 200.60 FT TH W 468.68 FT TH  
 N 0 DEG 29' 0" E 200 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 200.00   | 550.00 | 0.7846 | 1.0856 | 800  | 100   |        | 136,275                         |
| 200 Actual Front Feet, 2.52 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 136,275 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1272 SF Floor Area = 1908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 816    |          |            |
| 1.5 Story | Siding   | Crawl Space | 456    |          |            |
|           |          |             | Total: | 229,445  | 160,612    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 26 | 2,164 | 1,515 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 288 | 5,170 | 3,619 |
|--------------|-----|-------|-------|

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 898 | 30,227 | 21,159 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,617 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 292,934 | 205,054 |
|---------|---------|---------|

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 451,119

2026 Est. T.C.V. 006-125-046-00 = 588,894

Est. TCV/Total Floor Area = 308.64, Most recent sale 09/06/1990 for 16,500

|               |                    |         |              |                |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
| 273,100       | 273,100            | 273,100 | 158,696      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-125-046-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 21,300  | 0       | 0       | 4,284       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 294,400       | 294,400 | 294,400 | 162,980 | 162,980     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-125-046-10   | 2026 Est. T.C.V.    | MILLER KEITH & ELAINE |
| Property Class: 402 |                     | W NORTHWOOD DR        |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L314 P21 L317 P333 L366 P478/93 PARCEL C PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC  
 TH ALG N SEC LN E 720 FT TH S 0 DEG 29' 0" W 200 FT TO POB TH E 125 FT TH S 0  
 DEG 29'0" W 896.26 FT TH ALG C/L NORTHWOOD DR N 80 DEG 34' 20" W 126.52 FT TH N  
 0 DEG 29' 0" E 875.36 FT TO POB SEC 25 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 885.00 | 0.9420 | 1.1943 | 2000       | 100   |                        | 225,005 |
| C 100' @ 2000/                          | 27.00    | 885.00 | 0.9420 | 1.1943 | 2000       | 50    | SURPLUS: ZONING 100 ft | 30,376  |
| 127 Actual Front Feet, 2.58 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 255,381 |

2026 Est. T.C.V. 006-125-046-10 = 255,381

Est. TCV/Total Floor Area = 133.85, Most recent sale 08/09/1990 for 16,500

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 127,700       | 127,700        | 127,700 | 25,665       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0       | 0            | 692            | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 127,700       | 127,700        | 127,700 | 26,357       | 26,357         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-046-20   | 2026 Est. T.C.V.    | HALEY CARRIE C & JOHN R |
| Property Class: 402 |                     | W NORTHWOOD DR          |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L314 P345 L410 P44/96 PARCEL B PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH ALG N  
 SEC LN 720 FT E TH S 0 DEG 29' 0" W 200 FT TH E 125 FT TO POB TH E 125 FT THS 0  
 DEG 29' 0" W 917 FT TH ALG C/L NORTHWOOD DR N 80 DEG 34' 20" W 126.52 FT TH N 0  
 DEG 29' 0" E 896.26 FT TO POB SEC 25 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 900.00 | 0.9457 | 1.1993 | 2000 | 100   |                         | 226,851 |
| C 100' @ 2000/                          | 25.00    | 900.00 | 0.9457 | 1.1993 | 2000 | 50    | SURPLUS: ZONING 100 ft  | 28,356  |
| 125 Actual Front Feet, 2.58 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 255,207 |

2026 Est. T.C.V. 006-125-046-20 = 255,207

Est. TCV/Total Floor Area = 133.76, Most recent sale 09/26/2024 for 285,625

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 127,600       | 127,600        | 127,600 | 127,600      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0       | 0            | 0              | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 127,600       | 127,600        | 127,600 | 131,045      | 127,600        | 0       |

45-006-125-046-30  
Property Class: 401  
Map #: 45

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BECK JAMES A & DEBORAH L  
6100 S FISHER RD  
MAPLE CITY, MI 49664

L314 P923/90 L900 P46/06 L946 P3/07 2007 DESC REVISED (SPLIT 125-046-40 & -046-50) PRT GOVT LOT 1 SEC 25 COM NW COR SEC 25 TH ALG N LN SD SEC S 89 DEG 57' 14" E 720.18 FT (REC EAST 720 FT) TH S 00 DEG 30' 36" W 199.79 FT (REC S 00 DEG 29' 00" W 200 FT) TH S 89 DEG 59' 58" E 249.93 FT (REC EAST 250 FT) TO POB TH CONT S 89 DEG 58' 08" E 218.68 FT (REC EAST) TO C/L S FISHER RD TH ALG SD RD C/L S 02 DEG 01' 38" E 236.59 FT TH CONT ALG SD RD C/L S 00 DEG 43' 44" E 39.56 FT TH N 89 DEG 58' 08" W 229.88 FT TH N 00 DEG 29' 00" E 276 FT TO POB SEC 25 T29N R14W 1.423 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| E 100' @ 800/                           | 200.00   | 264.90 | 0.7426 | 0.8406 | 800  | 100   |                        | 99,885  |
| E 100' @ 800/                           | 34.00    | 264.90 | 0.7426 | 0.8406 | 800  | 50    | SURPLUS: ZONING 100 ft | 8,490   |
| 234 Actual Front Feet, 1.42 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 108,375 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 1536 SF Floor Area = 2724 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,536 |          |            |
| 1 Story    | Siding   | Overhang   | 36    |          |            |
| Total:     |          |            |       | 380,465  | 304,403    |

#### Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 640 | 23,878 | 19,102 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 81 | 4,611 | 3,689 |
| WPP           | 72 | 2,767 | 2,214 |
| WPP           | 45 | 2,137 | 1,710 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 316 | 5,495 | 4,396 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 448,472 358,811

Notes:

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 ECF (4031 RURAL) 2.200 => TCV: 789,384
 

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|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-125-046-30                                             | =       | 902,759   |
| Est. TCV/Total Floor Area = 331.41, Most recent sale 06/27/2007 for 460,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 399,800                                                                     | 399,800 | 399,800   |
|                                                                             |         | 276,553   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 51,600  | 0         |
|                                                                             |         | 7,466     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 451,400                                                                     | 451,400 | 451,400   |
|                                                                             |         | 284,019   |
|                                                                             |         | 284,019   |
|                                                                             |         | 284,019   |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-125-046-40   | 2026 Est. T.C.V.    | STRAUSS THOMAS R & KAREN L TRUST |
| Property Class: 401 |                     | 4780 W NORTHWOOD DR              |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L314 P923-924/90 LDA/UNREC SURVEY L900 P70/06 L940 P159/07 2006 SPLIT FROM  
 006-125-046-30 PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH S 89 DEG 57'14" E ALG  
 N SEC LN 720.18 FT TH S 00 DEG 30'36" W 199.79 FT TH S 89 DEG 59'58" E 249.93 FT  
 TH S 00 DEG 29'00" W 276.00 FT TO POB TH S 89 DEG 58'08" E 108.69 FT TH S 00 DEG  
 29'00" W 658.81 FT TO C/L NORTHWOOD DR TH N 80 DEG 39'14" W ALG SD C/L 110.00 FT  
 TH N 00 DEG 29'00" E 641.00 FT TO POB SEC 25 T29N R14W. 1.62 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 644.10 | 0.9765 | 1.1031 | 2000 | 100   |                        | 215,426 |
| C 100' @ 2000/                          | 10.00    | 644.10 | 0.9765 | 1.1031 | 2000 | 50    | SURPLUS: ZONING 100 ft | 10,771  |
| 110 Actual Front Feet, 1.63 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 226,197 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 19.30    | 66   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 97     | 1,455      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,455      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2016

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1498 SF Floor Area = 2247 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,498 |          |            |
| Total:    |          |             |       | 343,058  | 312,183    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 160 | 7,334 | 6,674 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,944  |
| 3 Fixture Bath     | 2 | 13,432 | 12,223 |
| 2 Fixture Bath     | 1 | 4,500  | 4,095  |

#### Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 10,880 | 9,901 |
| Water Well, 50 Feet | 1 | 3,418  | 3,110 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 290 | 18,728 | 17,042 |
| WCP (1 Story)  | 75  | 5,601  | 5,097  |
| WCP (1 Story)  | 69  | 5,306  | 4,828  |
| CCP (1 Story)  | 73  | 2,919  | 2,656  |
| CPP            | 47  | 1,454  | 1,323  |

#### Garages

|                                                           |     |        |        |
|-----------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                 | 560 | 36,596 | 33,302 |
| Door Opener                                               | 2   | 1,343  | 1,222  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,618 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 9,411 |
|------------------|---|--------|-------|

Parcel Number: 45-006-125-046-40

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 Totals: 471,023 428,629

Notes:

 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 942,984
 

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2026 Est. T.C.V. 006-125-046-40 = 1,170,636

Est. TCV/Total Floor Area = 520.98, Most recent sale 05/04/2007 for 150,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 506,200       | 506,200        | 506,200 | 372,086      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 79,100         | 0       | 0            | 10,046         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 585,300       | 585,300        | 585,300 | 382,132      | 382,132        | 382,132 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-046-51   | 2026 Est. T.C.V.    | HALEY JOHN R & CARRIE C |
| Property Class: 402 |                     | W NORTHWOOD DR          |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2024003679 AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)  
 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST,  
 GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE  
 NORTHWEST CORNER OF SAID SECTION 25, THENCE SOUTH 88°07'05" EAST, 720.09 FEET  
 ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 02°21'42" WEST, 200.00 FEET;  
 THENCE SOUTH 88°09'46" EAST, 249.90 FEET; THENCE SOUTH  
 02°20'29" WEST, 275.98 FEET; THENCE SOUTH 88°07'36" EAST, 108.63 FEET TO THE  
 POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°07'36" EAST, 121.24 FEET TO THE  
 CENTERLINE OF FISHER ROAD; THENCE ALONG SAID CENTERLINE SOUTH 01 °07'41" WEST,  
 542.39 FEET; THENCE NORTH  
 87°40'02" WEST, 132.64 FEET; THENCE THENCE NORTH 02°19'58" EAST, 541.30 FEET TO  
 THE POINT OF BEGINNING. CONTAINING 1.57 ACRES MORE OR LESS.  
 SUBJECT TO THE RIGHT OF WAY OF FISHER ROAD.  
 SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS  
 OF RECORD IF ANY.  
 SPLIT(EXEMPT TRANSFER) ON 07/10/2024 FROM 006-125-047-00, 006-125-046-50;

Split/Comb. on 07/10/2024 completed 07/10/2024 TIM PARCEL LINE TRANSFER;  
 Parent Parcel(s): 006-125-047-00, 006-125-046-50;  
 Child Parcel(s): 006-125-046-51, 006-125-047-01;  
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#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                         | 88.24    | 572.64 | 1.0318 | 1.0711 | 2000       | 100   |              | 195,041 |
| 88 Actual Front Feet, 1.16 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 195,041 |

#### Land Improvement Cost Estimates

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

2026 Est. T.C.V. 006-125-046-51 = 196,541

Est. TCV/Total Floor Area = 87.47

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 98,300                  | 98,300 | 98,300 | 50,792       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 1,371          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 98,300                  | 98,300 | 98,300 | 52,163       | 52,163         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-047-01   | 2026 Est. T.C.V.    | HALEY JOHN R & CARRIE C |
| Property Class: 401 |                     | 4769 W NORTHWOOD DR     |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2024003679 (AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE SOUTH 88°07'05" EAST, 720.09 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 02°21'42" WEST, 200.00 FEET; THENCE SOUTH 88°09'46" EAST, 249.90 FEET; THENCE SOUTH 02°20'29" WEST, 275.98 FEET; THENCE SOUTH 88°07'36" EAST, 108.63 FEET; THENCE SOUTH 02°19'58" WEST, 541.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°40'02" EAST, 132.64 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE ALONG SAID CENTERLINE SOUTH 01°07'41" WEST, 138.72 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG THE CENTERLINE OF NORTHWOOD DRIVE NORTH 78°47'40" WEST, 95.13 FEET; THENCE SOUTH 02°15'20" WEST, 301.78 FEET TO A TRAVERSE LINE ALONG THE SHORE OF BIG GLEN LAKE; THENCE ALONG SAID LINE NORTH 76°39'19" WEST, 101.84 FEET; THENCE NORTH 02°14'42" EAST, 297.95 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 78°47'40" EAST 59.16 FEET; THENCE NORTH 02°20'29" EAST, 117.53 FEET TO THE POINT OF BEGINNING. CONTAINING 1.07 ACRES MORE OR LESS. INCLUDING ALL LANDS BETWEEN THE SIDELINES OF THE ABOVE DESCRIBED PARCEL AS EXTENDED TO THE SHORE OF BIG GLEN LAKE.

SUBJECT TO THE RIGHT OF WAY OF FISHER ROAD.

SUBJECT TO THE RIGHT OF WAY OF NORTHWOOD DRIVE.

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

COMBINED ON 07/10/2024 FROM 006-125-047-00 &amp; PART OF 006-125-046-50;

Split/Comb. on 07/10/2024 completed 07/10/2024 TIM      PARCEL LINE TRANSFER;  
 Parent Parcel(s): 006-125-047-00, 006-125-046-50;  
 Child Parcel(s): 006-125-046-51, 006-125-047-01;  
 -----

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                        | 100.00   | 461.48 | 1.0000 | 0.9011 | 21000 | 100   |                        | 1,892,267 |
| GROUP A 21000                                                        | 1.00     | 461.48 | 1.0000 | 0.9011 | 21000 | 50    | SURPLUS: ZONING 100 ft | 9,461     |
| 101 Actual Front Feet, 1.07 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |                        | 1,901,728 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY      Cls C 5 Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2040 SF      Floor Area = 2550 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,040 |          |            |
| Total:     |          |             |       | 322,578  | 209,666    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

Parcel Number: 45-006-125-047-01

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|                                                            |     |         |         |
|------------------------------------------------------------|-----|---------|---------|
| CCP (1 Story)                                              | 26  | 940     | 611     |
| CPP                                                        | 59  | 1,476   | 959     |
| Deck                                                       |     |         |         |
| Treated Wood                                               | 224 | 4,390   | 2,853   |
| Treated Wood                                               | 176 | 3,736   | 2,428   |
| Garages                                                    |     |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |         |         |
| Base Cost                                                  | 657 | 26,760  | 17,394  |
| Door Opener                                                | 1   | 537     | 349     |
| Built-Ins                                                  |     |         |         |
| Appliance Allow.                                           | 1   | 2,767   | 1,799   |
| Fireplaces                                                 |     |         |         |
| Interior 1 Story                                           | 1   | 5,338   | 3,470   |
| Exterior 1 Story                                           | 1   | 6,514   | 4,234   |
| Wood Stove                                                 | 2   | 5,105   | 3,318   |
| Totals:                                                    |     | 396,788 | 257,902 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 696,335

2026 Est. T.C.V. 006-125-047-01 = 2,599,563

Est. TCV/Total Floor Area = 1019.44

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,294,500     | 1,294,500      | 1,294,500 | 942,900      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 62,300         | 57,000    | 0            | 24,337         | 41,518  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,299,800     | 1,299,800      | 1,299,800 | 925,719      | 925,719        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-047-10   | 2026 Est. T.C.V.    | POLMAN KIM STRAUSS   |
| Property Class: 401 |                     | 4745 W NORTHWOOD DR  |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L279 P12 DC L520 P95/99 L568 P317/01 UNRECORDED SURVEY PARCEL B- PRT OF GOVT LOT 1 SEC 25 COM NW COR GOVT LOT 3 SD SEC TH N ALG E LN SD GOVT LOT 1 AS PREV MONUMENTED & PERPETUATED 153.80 FT TH W 100.00 FT FOR POB TH S PARALLEL TO E LN SD GOVT LOT 1 292.23 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 78 DEG 58'37" W ALG SD TRAVERSE LN 101.88 FT TH N PARALLEL TO E LN SD GOVT LOT 1 288.52 FT TO APPROX S LN OLD NORTHWOOD DR TH S 81 DEG 02'23" E ALG SD S LN 101.23 FT TO POB SEC 25 T29N R14W .667 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 287.67 | 1.0000 | 0.8007 | 21000 | 100   |                        | 1,681,388                         |
| GROUP A 21000                           | 1.00     | 287.67 | 1.0000 | 0.8007 | 21000 | 50    | SURPLUS: ZONING 100 ft | 8,407                             |
| 101 Actual Front Feet, 0.67 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,689,795 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2272 SF Floor Area = 3976 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,272 |          |            |
| Total:     |          |             |       | 627,969  | 533,725    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 6,011  | 5,109 |
| 2000 Gal Septic      | 1 | 11,719 | 9,961 |
| Water Well, 100 Feet | 1 | 6,941  | 5,900 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 220 | 17,448 | 14,831 |
| WCP (1 Story)  | 436 | 23,064 | 19,604 |
| WPP            | 136 | 5,445  | 4,628  |
| WCP (1 Story)  | 744 | 34,775 | 29,559 |

##### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 6,850  | 5,822 |
| Security System  | 1 | 11,726 | 9,967 |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,163 |
|------------------|---|-------|-------|

Totals: 795,635 676,239

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,825,845

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool

Parcel Number: 45-006-125-047-10

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Ground Area = 0 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 720  |          |            |
| Total:  |          |            |      | 86,702   | 73,697     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,768 |
|--------------------|---|-------|-------|

## Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 70 | 3,814 | 3,242 |
|-----|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 960 | 62,918 | 53,480 |
| Door Opener | 2   | 1,504  | 1,278  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 165,045 | 140,287 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 378,775

2026 Est. T.C.V. 006-125-047-10

= 3,899,415

Est. TCV/Total Floor Area = 830.37

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,863,100     | 1,863,100  | 1,863,100 | 1,005,928    | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 86,600     | 0         | 0            | 27,160         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,949,700     | 1,949,700  | 1,949,700 | 1,033,088    | 1,033,088      | 960,772 |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-048-00   | 2026 Est. T.C.V.    | TUBERGEN JERRY L LIVING TRUST |
| Property Class: 401 |                     | 4645 W NORTHWOOD DR           |
| Map #: 47,46        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L1221P939 L333 P426 L334 P300 L356 P93 L855 P549/05 L878 P146&148/05 2006  
 INTEREST COMBINED FROM 006-125-048-01 & -048-02 PRT OF GOVT LOTS 2 & 3 SEC 25  
 BEG AT POINT 520.4 FT E OF & 20.6 FT S OF NW COR LOT 3 TH S 5 DEG 30' E 157.9 FT  
 TH S 34 DEG 57' W 213.0 FT TO SHR GLEN LAKE TH N 65 DEG 33' W ALG SHR 205 FT TH  
 N 25 DEG 26' E 319.09 FT TO S R/W LN OF ROAD TH S 75 DEG 26' E 161.00 FT TO POB  
 SEC 25 T29N R14W 1.65 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 205.00   | 350.00 | 0.8872 | 0.8409 | 21000 | 100   |        | 3,211,649 |
| 205 Actual Front Feet, 1.65 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 3,211,649 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 11.81 | 578  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.67  | 2500 | 0      | 0          |
| D/W/P: Flagstone/Sand | 29.98 | 1000 | 0      | 0          |
| Wood Frame            | 48.90 | 77   | 50     | 1,882      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 11,882     |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 914 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 0.5 Story | Siding   | Overhang   | 1828 |          |            |
| Total:    |          |            |      | 80,121   | 72,109     |

#### Other Additions/Adjustments

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 4,584 | 4,126 |
|--------------|-----|-------|-------|

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,792 |
| Water Well, 100 Feet | 1 | 6,514  | 5,863 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 244 | 8,701 | 7,831 |
| WPP           | 242 | 6,718 | 6,046 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 36 | 1,965 | 1,768 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |         |         |
|-------------|------|---------|---------|
| Door Opener | 2    | 1,343   | 1,209   |
| Base Cost   | 2070 | 113,229 | 101,906 |

Totals: 234,055 210,650

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 568,755

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls B Blt 2018

(11) Heating System: Forced Heat & Cool

Ground Area = 3981 SF Floor Area = 5104 SF.



Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement    | 2,009  |          |            |
| 1 Story   | Siding   | Crawl Space | 1,972  |          |            |
| 1 Story   | Siding   | Overhang    | 119    |          |            |
|           |          |             | Total: | 910,919  | 865,372    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,094  |
| 3 Fixture Bath     | 5 | 51,376 | 48,807 |
| 2 Fixture Bath     | 2 | 13,700 | 13,015 |
| Separate Shower    | 1 | 3,123  | 2,967  |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 2 | 23,438 | 22,266 |
| Water Well, 100 Feet | 1 | 6,941  | 6,594  |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 264 | 10,394 | 9,874  |
| WCP (1 Story)  | 45  | 4,320  | 4,104  |
| WGEP (1 Story) | 593 | 58,915 | 55,969 |
| WPP            | 146 | 5,725  | 5,439  |
| WPP            | 110 | 4,640  | 4,408  |

## Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 420 | 7,321  | 6,955  |
| Treated Wood | 920 | 13,220 | 12,559 |

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 46 | 2,795 | 2,655 |
|--------------|----|-------|-------|

## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 6,850  | 6,507  |
| Sauna            | 1 | 12,920 | 12,274 |

## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Interior 2 Story  | 2 | 19,207 | 18,247 |
| Direct-Vented Gas | 1 | 5,272  | 5,008  |

Totals: 1,164,333 1,106,114

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,986,508

Cost Est. for Res. Bldg: 3 Single Family GARAGE Cls B Blt 1940

(11) Heating System: Wall/Floor Furnace

Ground Area = 336 SF Floor Area = 336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 336    |          |            |
|         |          |            | Total: | 48,225   | 38,581     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,606 |
|--------------------|---|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 352 | 27,083 | 21,666 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 85,415 | 68,333 |
|---------|--------|--------|

Notes: 4641 SERVICE BUILDING STORAGE "BOAT HOUSE"

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 184,499

2026 Est. T.C.V. 006-125-048-00 = 6,963,293

Est. TCV/Total Floor Area = 1095.89, Most recent sale 10/26/2005 for 3,150,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 3,327,300               | 3,327,300 | 3,327,300 | 2,110,269      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 154,300   | 0         | 56,977         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 3,481,600               | 3,481,600 | 3,481,600 | 2,167,246      | 2,167,246   | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-050-00   | 2026 Est. T.C.V.    | KRUEGER JOHN ET AL   |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 49           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L213 P400 L652 P615/02 DC L925 P522 L925 P523&526/06 2007 INTEREST REVISED (REF: INT SPLIT 006-125-050-02) PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO W R/W HWY TH NWLY ON R /W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E LOT LN TH S TO POB SEC 25 T29N R14W.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          | 10.00 | Acres       | 14000 | 33   |       | INTERST SPLIT           | 46,200 |
|                  |          | 10.00 | Total Acres |       |      |       | Total Est. Land Value = | 46,200 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-125-050-00 | = | 46,200 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 7.27

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 23,100                  | 23,100 | 23,100    | 5,348          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 144            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 23,100                  | 23,100 | 23,100    | 5,492          | 5,492       | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-050-01   | 2026 Est. T.C.V.    | GLEN CREST LLC       |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 49           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L652 P615 L652 P621&627/02 2003 INTEREST SPLIT FROM 006-125-050-00 PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO WLY R/W HWY TH NWLY ON SD R/W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E TO ELY LOT LN TH S TO POB UND 1/3 INTEREST SEC 25 T29N R14W.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          | 10.00 | Acres       | 14000 | 33   |       | INTEREST SPLIT          | 46,200 |
|                  |          | 10.00 | Total Acres |       |      |       | Total Est. Land Value = | 46,200 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-125-050-01 | = | 46,200 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 7.27

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 23,100                  | 23,100 | 23,100    | 5,160          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 139            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 23,100                  | 23,100 | 23,100    | 5,299          | 5,299       | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-125-050-02   | 2026 Est. T.C.V.    | MORLEY JAY P & MARY L |
| Property Class: 402 |                     | S DUNNS FARM RD       |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L213 P400 L652 P615/02 DC L925 P522 L925 P523&526/06 2006 INTEREST SPLIT FROM  
 006-125-050-00 PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO W R/W  
 HWY TH NWLY ON R /W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W  
 609 FT TH E TO E LOT LN TH S TO POB UND 1/3 INTEREST TO STANLEY N HUSTED II &  
 MARY MORLEY AS TENANTS IN COMMON SEC 25 T29N R14W.

# Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate | %Adj. | Reason                  | Value  |
|------------------|----------|-------|-------------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 14000 |          | 10.00 | Acres       | 14000 | 33   |       | INTEREST SPLIT          | 46,200 |
|                  |          | 10.00 | Total Acres |       |      |       | Total Est. Land Value = | 46,200 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-125-050-02 | = | 46,200 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 7.27

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 23,100                  | 23,100 | 23,100    | 7,983          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 215            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 23,100                  | 23,100 | 23,100    | 8,198          | 8,198       | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-051-00   | 2026 Est. T.C.V.    | OLIVER DIANE K TRUST |
| Property Class: 401 |                     | 6696 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L365 P414 L550 P926 L550 P928/00 PRT OF GOVT LOT 7 SEC 25 COM AT NE COR LOT 7 TH S 89 DEG 40' W ON N LOT LN 695.03 FT TO SHR GLEN LK TH S 24 DEG 26' 40" W ON SHR 456.15 FT TH S 32 DEG 12' 50" W ON SHR 120.11 FT TO POB TH S 1 DEG 55' E ON SHR 115 FT TH N 80 DEG 55' E 307.26 FT TO C/L CO RD 675 IN ARC 14 DEG 40' CURVE TH NWLY ON ARC ON C/L 83.53 FT LONG CHORD ARC BEARS N 6 DEG 35' 30" W 83.32 FT TH S 86 DEG 51' 20" W 297.67 FT TO POB UNDIVIDED 1/4 INTEREST EACH TO HOFF EDWARD F & MCNIEL LYNNE & DEPUY PAMELA H & HOFF ANNE L SEC 25 T29N R14W .7 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 291.96 | 1.0000 | 0.8036 | 21000 | 100   |                        | 1,687,619                         |
| GROUP A 21000                           | 4.44     | 291.96 | 1.0000 | 0.8036 | 21000 | 50    | SURPLUS: ZONING 100 ft | 37,465                            |
| 104 Actual Front Feet, 0.70 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,725,085 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 55.62 | 288  | 50     | 8,009      |
| D/W/P: 4in Ren. Conc. | 11.81 | 308  | 0      | 0          |
| D/W/P: Asphalt Paving | 4.01  | 1200 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 28,009     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = 2359 SF Floor Area = 4150 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,359  |          |            |
| 1 Story   | Siding   | Overhang   | 611    |          |            |
|           |          |            | Total: | 751,211  | 638,530    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1993 | 60,368 | 30,184 |
| Exterior                                |      |        |        |
| Brick Veneer                            | 2400 | 52,560 | 44,676 |
| Basement, Outside Entrance, Below Grade | 2    | 9,219  | 7,836  |
| Plumbing                                |      |        |        |
| Average Fixture(s)                      | 1    | 3,257  | 2,768  |
| 3 Fixture Bath                          | 3    | 30,826 | 26,202 |
| 2 Fixture Bath                          | 1    | 6,850  | 5,822  |
| Water/Sewer                             |      |        |        |
| 2000 Gal Septic                         | 1    | 11,719 | 9,961  |
| Water Well, 50 Feet                     | 1    | 3,471  | 2,950  |
| Porches                                 |      |        |        |
| CCP (1 Story)                           | 72   | 3,182  | 2,705  |
| WPP                                     | 308  | 8,168  | 6,943  |
| WSEP (1 Story)                          | 231  | 18,124 | 15,405 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,584 | -3,046 |
| Door Opener         | 2    | 1,504  | 1,278  |
| Base Cost           | 1221 | 76,911 | 65,374 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Prefab 1 Story    | 1 | 4,365  | 3,710  |
| Prefab 2 Story    | 1 | 5,433  | 4,618  |
| Direct-Vented Gas | 3 | 15,815 | 13,443 |

## Unit-in-Place Cost Items

|              |   |        |        |            |
|--------------|---|--------|--------|------------|
| RES ELEVATOR | 1 | 41,200 | 41,200 | *100% Good |
|--------------|---|--------|--------|------------|

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,107,449 | 926,381 |
|---------|-----------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,501,229  
 85% Completed => Est. True Cash Value 2026 = 2,126,044

---

2026 Est. T.C.V. 006-125-051-00 = 3,879,138

Est. TCV/Total Floor Area = 934.73, Most recent sale 06/16/2009 for 0

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 2,056,200     | 2,056,200  | 2,056,200 | 1,050,415    | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 71,000     | 187,600   | 0            | 25,773         | 95,836  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,939,600     | 1,939,600  | 1,939,600 | 980,352      | 980,352        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-125-052-00   | 2026 Est. T.C.V.    | MORLEY JAY P & MARY L |
| Property Class: 401 |                     | 6744 S DUNNS FARM RD  |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

DC L925 P522 L925 P523&524/06 PRT GOVT LOT 7 SEC 25 BEG AT PT 508 FT N & 656.97  
 FT W OF SE SEC COR TH S 67 DEG 40' W TO SHR GLEN LAKE TH N 11 DEG 30' W ALG SHR  
 66.5 FT TH N 15 DEG E ALG SHR 48 FT TH N 69 DEG 45' E 345 FT TH S 15 DEG E 92.9  
 FT TO POB SEC 25 T29N R14W .8 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 305.68 | 1.0000 | 0.8129 | 21000 | 100   | 20' BLUFF/ROCKY1,      | 707,116                           |
| GROUP A 21000                           | 14.00    | 305.68 | 1.0000 | 0.8129 | 21000 | 50    | SURPLUS: ZONING 100 ft | 119,498                           |
| 114 Actual Front Feet, 0.80 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,826,614 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 256  | 50     | 6,131      |
| D/W/P: Crushed Rock   | 2.31  | 500  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 6.71  | 104  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 100  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 694  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description          | Rate     | Size | % Good | Cash Value |
|----------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75 | 7,500.00 | 1    | 100    | 7,500      |
| BOAT HOIST           | 2,000.00 | 1    | 0      | 0          |

Total Estimated Land Improvements True Cash Value = 13,631

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 566 SF Floor Area = 566 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 566    |          |            |
|         |          |            | Total: | 81,292   | 44,710     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 730 | 28,799 | 15,839 |
|-----------|-----|--------|--------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 114,309 | 62,869 |
|---------|---------|--------|

Notes: HOUSE AT GARAGE

ECF (4080 BIG GLEN) 2.700 => TCV: 169,746

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 2103 SF Floor Area = 3318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,103  |          |            |
| 1 Story   | Siding   | Overhang   | 164    |          |            |
|           |          |            | Total: | 519,087  | 472,370    |



Parcel Number: 45-006-125-052-00

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## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,944  |
| 3 Fixture Bath     | 3 | 20,147 | 18,334 |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 2 | 11,081 | 10,084 |
| Water Well, 100 Feet | 1 | 6,514  | 5,928  |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (2 Story) | 135 | 6,242 | 5,680 |
| CCP (1 Story) | 164 | 6,119 | 5,568 |
| CCP (1 Story) | 174 | 6,455 | 5,874 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 857 | 49,569 | 45,108 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,788 |
| Door Opener         | 2   | 1,343  | 1,222  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,618 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 7,730 |
| 2nd on Same Stack | 1 | 5,406 | 4,919 |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 643,507 | 585,592 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,581,098

2026 Est. T.C.V. 006-125-052-00 = 3,591,089

Est. TCV/Total Floor Area = 924.59, Most recent sale 08/27/2015 for 483,500

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 1,731,500     | 1,731,500  | 1,731,500 | 920,026      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 64,000     | 0         | 0            | 24,840         | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,795,500     | 1,795,500  | 1,795,500 | 944,866      | 944,866        | 878,725 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-053-00   | 2026 Est. T.C.V.    | FORD DOW KAREN & FRED C |
| Property Class: 401 |                     | 6766 S DUNNS FARM RD    |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L491 P576-581/98 L759 P117/03 L844 P994/05 2005 INTEREST REVISED (REF: INTEREST SPLIT 006-125-053-01) 2007 INTEREST COMBINED (-053-01) PRT GOVT LOT 7 SEC 25 BEG 372.1 FT N & 620.5 FT W OF SE COR SEC 25 TH S 59 DEG 40' W 397 FT TO SHR GLEN LAKE TH ON SHR N 11 DEG 30' W 133 FT TH N 64 DEG 50' E 46.81 FT TH N 25 DEG 19'00" W 3.0 FT TH N 64 DEG 41'00" E 75 FT TH S 25 DEG 19'00" E 3.0 FT TH N 64 DEG 50' E 31.73 FT TH S 25 DEG 19'00" E 31.73 FT TH S 25 DEG 19'00" E 5.25 FT TH N 64 DEG 41'00" E 42.86 FT TH N 25 DEG 19'00" W 5.25 FT TH N 64 DEG 50' W 185.33 FT TH S 15 DEG E 93.8 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 369.39 | 1.0000 | 0.8523 | 21000 | 100   |                        | 1,789,843 |
| GROUP A 21000                                                   | 19.93    | 369.39 | 1.0000 | 0.8523 | 21000 | 50    | SURPLUS: ZONING 100 ft | 178,358   |
| 120 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,968,201 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 840  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 1800 | 0      | 0          |
| Wood Frame            | 24.82 | 228  | 50     | 2,829      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| BOAT HOIST                                          | 2,000.00  | 2    | 100    | 4,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 26,829     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = 1988 SF Floor Area = 3188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 2 Story   | Siding   | Crawl Space | 720  |          |            |
| 1 Story   | Siding   | Crawl Space | 308  |          |            |
| 1.5 Story | Siding   | Basement    | 960  |          |            |
| Total:    |          |             |      | 410,894  | 267,079    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 3,731 | 2,425 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 360 | 12,683 | 8,244 |
| WSEP (1 Story) | 112 | 7,058  | 4,588 |
| WPP            | 214 | 5,068  | 3,294 |

##### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 145 | 3,296 | 3,197 | *97% Good |
| Treated Wood | 96  | 2,461 | 1,600 |           |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 80 | 3,564 | 2,317 |
|--------------|----|-------|-------|

Parcel Number: 45-006-125-053-00

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## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 676 | 41,831 | 27,190 |
| Storage Over Garage | 496 | 8,759  | 5,693  |
| Door Opener         | 1   | 672    | 437    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

## Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 532,023 346,868

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 936,544

2026 Est. T.C.V. 006-125-053-00

= 2,931,574

Est. TCV/Total Floor Area = 919.57, Most recent sale 04/29/2008 for 0

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,395,800     | 1,395,800  | 1,395,800 | 407,348      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 70,000     | 0         | 0            | 10,998         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,465,800     | 1,465,800  | 1,465,800 | 418,346      | 418,346        | 418,346 |  |

45-006-125-054-00  
Property Class: 401  
Map #: 49

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

OUZOUNIAN MICHAEL & ROGERS PATRICIA  
6776 S DUNNS FARM RD  
MAPLE CITY, MI 49664

L1302P762 PART OF GOVERNMENT LOT 7, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, PREVIOUSLY DESCRIBED IN DESCRIPTION AS FURNISHED AS: BEGINNING AT A POINT 281.5 FEET NORTH, AND 596.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 15° WEST, 93.8 FEET; THENCE SOUTH 59°40' WEST, 397.0 FEET TO THE SHORE OF GLEN LAKE; THENCE SOUTH 11DEG30' EAST, ALONG SAID SHORE, 133.0 FEET; THENCE SOUTH 31° EAST, ALONG SAID SHORE, 30 FEET; THENCE NORTH 55° EAST, 409 FEET; THENCE NORTH 15° WEST, 32 FEET TO THE POINT OF BEGINNING; MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 281.00 FEET, (PREVIOUSLY RECORDED AS 281.5 FEET); THENCE WEST, 594.65 FEET, (PREVIOUSLY RECORDED AS 596.3 FEET), TO A POINT DESCRIBED AS THE POINT OF BEGINNING OF THE DESCRIPTION AS FURNISHED; THENCE NORTH 15°00'00" WEST, 91.86 FEET, (PREVIOUSLY RECORDED AS 93.8 FEET); THENCE SOUTH 59°40'00" WEST, 14.20 FEET, TO AN IRON STAKE FOUND ON THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 675 AND THE POINT OF BEGINNING OF THE PARCEL AS PREVIOUSLY MONUMENTED; THENCE SOUTH 59°40'00" WEST, 347.62 FEET, TO A FOUND IRON STAKE AT THE SHORE OF GLEN LAKE; THENCE SOUTH 11°58'44" EAST, 159.49 FEET, ALONG A TRAVERSE LINE ALONG SAID SHORE TO A FOUND IRON STAKE WITH A SURVEYOR'S REGISTRATION CAP NO. 10681; THENCE NORTH 55°03'40" EAST, 381.84 FEET, (PREVIOUSLY RECORDED AS NORTH 55°00'00" EAST) TO AN IRON STAKE FOUND ON SAID SOUTHWESTERLY ROAD RIGHT-OF-WAY LINE; THENCE NORTH 22°12'34" WEST, 121.94 FEET, ALONG SAID SOUTHWESTERLY ROAD RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SAID PARCEL AS PREVIOUSLY MONUMENTED....  
FORMERLY L268 P749-750 L383 P987 L452 P578/97 PRT GOVT LOT 7 SEC 25 BEG 281.5 FT N & 596.3 FT W OF SE COR SEC 25 TH N 15 DEG W 93.8 FT TH S 59 DEG 40' W 397.0 FT TO SHR GLEN LAKE TH S 11 DEG 30' E ALG SHR 133.0 FT TH S 31 DEG E ALG SHR 30 FT TH N 55 DEG E 409 FT TH N 15 DEG W 32 FT TO POB SEC 25 T29N R14W. 1.29 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 352.33 | 0.9446 | 0.8423 | 21000 | 100   |                        | 1,670,893 |
| GROUP A 21000                                                   | 59.49    | 352.33 | 0.9446 | 0.8423 | 21000 | 50    | SURPLUS: ZONING 100 ft | 497,007   |
| 159 Actual Front Feet, 1.29 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,167,900 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 660  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1948

(11) Heating System: Forced Hot Water

Ground Area = 1661 SF Floor Area = 2319 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2 Story   | Siding   | Basement   | 522    |          |            |
| 1.5 Story | Siding   | Basement   | 272    |          |            |
| 1 Story   | Siding   | Slab       | 323    |          |            |
| 1 Story   | Siding   | Basement   | 544    |          |            |
|           |          |            | Total: | 398,611  | 294,972    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1610 | 44,017 | 32,573 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,581 |
| 3 Fixture Bath     | 2 | 13,432 | 9,940 |

#### Water/Sewer

Parcel Number: 45-006-125-054-00

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|                                                             |     |         |         |            |
|-------------------------------------------------------------|-----|---------|---------|------------|
| 1000 Gal Septic                                             | 1   | 5,541   | 4,100   |            |
| Water Well, 100 Feet                                        | 1   | 6,514   | 4,820   |            |
| Porches                                                     |     |         |         |            |
| WCP (1 Story)                                               | 40  | 3,588   | 2,655   |            |
| Deck                                                        |     |         |         |            |
| Treated Wood                                                | 294 | 5,551   | 4,108   |            |
| Treated Wood                                                | 131 | 3,267   | 2,418   |            |
| Treated Wood                                                | 588 | 8,749   | 6,474   |            |
| Garages                                                     |     |         |         |            |
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |            |
| Base Cost                                                   | 480 | 25,440  | 18,826  |            |
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |            |
| Base Cost                                                   | 576 | 28,950  | 21,423  |            |
| Built-Ins                                                   |     |         |         |            |
| Appliance Allow.                                            | 1   | 3,976   | 2,942   |            |
| Local Cost Items                                            |     |         |         |            |
| SOLAR POWER <150KW                                          | 1   | 1       | 1       | *100% Good |
| Totals:                                                     |     | 549,773 | 406,833 |            |
| Notes: HOUSE AT WATER. 1948 ORIGNAL & 1991 ADDITION         |     |         |         |            |

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,098,449

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 1925

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1114 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/50/100/32.5

## Building Areas

| Stories  | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|----------|----------|-------------|-------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 1,114 |          |            |
| 1 Story  | Siding   | Overhang    | 86    |          |            |
| Total:   |          |             |       | 192,153  | 62,446     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 472   |
| 3 Fixture Bath     | 1 | 4,567 | 1,484 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 1,554 |
| Water Well, 100 Feet | 1 | 5,847 | 1,900 |

## Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 370 | 26,263 | 8,535 |
|----------------|-----|--------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 899 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 2,117 |
|------------------|---|-------|-------|

Totals: 244,344 79,407

Notes: HOUSE AT ROAD

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 214,399

2026 Est. T.C.V. 006-125-054-00 = 3,488,248

Est. TCV/Total Floor Area = 991.26, Most recent sale 07/31/2017 for 1,550,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-125-054-00

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|           |           |                |           |           |                |
|-----------|-----------|----------------|-----------|-----------|----------------|
| 1,667,500 | 1,667,500 | 1,667,500      | 884,685   | 2.70      |                |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment |
|           | 0         | 76,600         | 0         | 0         | 23,886         |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    |
|           | 1,744,100 | 1,744,100      | 1,744,100 | 908,571   | 908,571        |
|           |           |                |           |           | 708,685        |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-055-00   | 2026 Est. T.C.V.    | WALLACE CAROLYN J TRUST |
| Property Class: 401 |                     | 6752 S DUNNS FARM RD    |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L250 P584 L491 P576-588/98 PRT SEC 25 COM 462.7 FT N & 644.8 FT W OF SE COR SD  
 SEC TH S 64 DEG 50' W 185.33 FT TH S 25 DEG 19'00" E 5.25 FT TH S 64 DEG 41'00"  
 W 42.86 FT TH N 25 DEG 19'00"W 5.25 FT TH S 64 DEG 50' W 31.73 FT TH N 25 DEG  
 19'00" W 3.0 FT TH S 64 DEG 41' 00" W 75 FT TH S 25 DEG 19'00" E 3.0 FT TH S 64  
 DEG 50' W 46.81 FT TO SHR GLEN LAKE TH N 11 DEG W 66.5 FT TH N 67 DEG 40' E 375  
 FT TH S 15 DEG E 46.9 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                          | 66.50    | 291.76 | 1.0000 | 0.8035 | 21000      | 100   |              | 1,122,073 |
| 67 Actual Front Feet, 0.45 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,122,073 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 520  | 50     | 13,793     |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 18,793     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1915

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2761 SF Floor Area = 4993 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,466 |          |            |
| 2 Story | Siding   | Basement    | 766   |          |            |
| 1 Story | Siding   | Slab        | 529   |          |            |
| Total:  |          |             |       | 729,530  | 474,194    |

#### Other Additions/Adjustments

|                                                           |     |        |        |  |
|-----------------------------------------------------------|-----|--------|--------|--|
| Exterior                                                  |     |        |        |  |
| Stone Veneer                                              | 160 | 7,334  | 4,767  |  |
| Plumbing                                                  |     |        |        |  |
| Average Fixture(s)                                        | 1   | 2,136  | 1,388  |  |
| 3 Fixture Bath                                            | 2   | 13,432 | 8,731  |  |
| Water/Sewer                                               |     |        |        |  |
| 1000 Gal Septic                                           | 1   | 5,541  | 3,602  |  |
| Water Well, 100 Feet                                      | 1   | 6,514  | 4,234  |  |
| Porches                                                   |     |        |        |  |
| WCP (1 Story)                                             | 78  | 5,738  | 3,730  |  |
| WPP                                                       | 72  | 3,466  | 2,253  |  |
| WPP                                                       | 70  | 3,417  | 2,221  |  |
| Deck                                                      |     |        |        |  |
| Treated Wood                                              | 536 | 8,233  | 5,351  |  |
| Balcony                                                   |     |        |        |  |
| Wood Balcony                                              | 32  | 1,747  | 1,136  |  |
| Garages                                                   |     |        |        |  |
| Class: BC Exterior: Siding Foundation: 18 Inch (Finished) |     |        |        |  |
| Base Cost                                                 | 688 | 39,450 | 25,642 |  |
| Storage Over Garage                                       | 264 | 4,662  | 3,030  |  |
| Door Opener                                               | 2   | 1,343  | 873    |  |

#### Built-Ins

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|                   |   |         |         |
|-------------------|---|---------|---------|
| Appliance Allow.  | 1 | 3,976   | 2,584   |
| Fireplaces        |   |         |         |
| Exterior 2 Story  | 2 | 20,684  | 13,445  |
| Direct-Vented Gas | 1 | 4,399   | 2,859   |
| Totals:           |   | 861,602 | 560,040 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,512,108

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2026 Est. T.C.V. 006-125-055-00 = 2,652,974

Est. TCV/Total Floor Area = 531.34

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,263,300               | 1,263,300 | 1,263,300 | 411,704      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 63,200    | 0         | 0            | 11,116         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,326,500               | 1,326,500 | 1,326,500 | 422,820      | 422,820        | 422,820 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-056-00   | 2026 Est. T.C.V.    | 6726 DUNNS FARM LLC  |
| Property Class: 401 |                     | 6726 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L255 P294 L291 P393&394/88 L644 P639&640 LDA & UNREC SURVEY PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FTT0 POB TH S73 DEG 10'51" W 68.39 FT TH N16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52'33" W 40.18 FT TH N 80 DEG 13'18"W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LK TH S 22 DEG 32'59" W ALG SD SHR 38.46 FT TH S 25 DEG 43'49" E 84.03 FT TH N 69 DEG 20'55" E 283.41 FT TO WLY R/W DUNNS FARM RD(CO RD 675) TH N 16 DEG 49'21" W ALG SD R/W 93.80 FT TO POB SEC 25 T29N R14W. 0.68 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 262.30 | 1.0000 | 0.7824 | 21000 | 100   |                        | 1,643,027                         |
| GROUP A 21000                           | 12.92    | 262.30 | 1.0000 | 0.7824 | 21000 | 50    | SURPLUS: ZONING 100 ft | 106,140                           |
| 113 Actual Front Feet, 0.68 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,749,167 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00  | 1    | 100    | 2,500      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 12,500     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1928

(11) Heating System: Forced Heat & Cool

Ground Area = 1370 SF Floor Area = 2454 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Basement    | 1,084  |          |            |
| 1 Story | Siding   | Crawl Space | 286    |          |            |
|         |          |             | Total: | 407,989  | 265,193    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 120 | 5,501 | 3,576 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 396 | 30,939 | 20,110 |
| CPP            | 48  | 1,476  | 959    |

##### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 360 | 20,858 | 13,558 |
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 625 | 30,631 | 19,910 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
| Oven             | 1 | 2,035 | 1,323 |

##### Fireplaces

Parcel Number: 45-006-125-056-00

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|                  |   |         |         |
|------------------|---|---------|---------|
| Interior 2 Story | 1 | 8,495   | 5,522   |
| Prefab 1 Story   | 1 | 3,667   | 2,384   |
| Totals:          |   | 536,474 | 348,708 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 941,512

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2026 Est. T.C.V. 006-125-056-00 = 2,703,179

Est. TCV/Total Floor Area = 1101.54

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,289,600               | 1,289,600 | 1,289,600 | 436,901      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 62,000    | 0         | 0            | 11,796         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,351,600               | 1,351,600 | 1,351,600 | 448,697      | 448,697        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-125-057-00   | 2026 Est. T.C.V.    | SNUG HARBOR COTTAGE LLC |
| Property Class: 401 |                     | 6710 S DUNNS FARM RD    |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L840 P999/05 N 1/2 OF FOLLOWING PARCEL: PRT GOVT LOT 7 SEC 25 BEG AT PT 688.33  
 FT N & 705.3 FT W OF SE COR SEC 25 TH S 73 DEG 30' W 290 FT TO SHR GLEN LAKE TH  
 N 11 DEG 05' W 69.6 FT & N 1 DEG 55' W 63.4 FT ALG SHR TH N 80 DEG 55' E 272 FT  
 TH S 15 DEG E 93.8 FT TO BEG SEC 25 T29N R14W .50 A

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                  | 63.00    | 343.53 | 1.0000 | 0.8370 | 21000 | 100   |        | 1,107,331 |
| 63 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,107,331 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 48.12 | 80   | 50     | 1,925      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,925      |

2026 Est. T.C.V. 006-125-057-00 = 1,109,256

Est. TCV/Total Floor Area = 452.02, Most recent sale 11/15/2019 for 1,050,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,221,000               | 1,221,000 | 1,221,000 | 739,972        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | -666,400  | 0         | -185,372       | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 554,600                 | 554,600   | 554,600   | 759,951        | 554,600     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-058-00   | 2026 Est. T.C.V.    | CAMPBELL/LINCOLN LLC |
| Property Class: 401 |                     | 6720 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L285 P217 L552 P219 L564 P145 L644 P635 LDA & UNREC SURVEY/02 L644 P639 PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FT TO POB TH S 73 DEG 10'51" W 68.39 FT TH N 16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52' 33" W 40.18 FT TH N 80 DEG 13' 18" W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LAKE TH N 11 DEG 05' 00" W ALG SD SHR 65.49 FT TH N 77 DEG 06'01" E 265.47 FT TO WLY R/W DUNNS FARM RD(CO RD 675) TH S 16' DEG 49'21" E ALG SD R/W 47.01 FT TO POB SEC 25 T29N R14W. 0.36 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 66.50    | 235.81 | 1.0000 | 0.7618 | 21000 | 100   |        | 1,063,920                         |
| 67 Actual Front Feet, 0.36 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,063,920 |

#### Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00  | 1    | 100    | 1,500      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 11,500     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 2001

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 1917 SF Floor Area = 4848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 2.5 Story | Siding   | Basement   | 1,917 |          |            |
| 1 Story   | Siding   | Overhang   | 56    |          |            |
| Total:    |          |            |       | 930,330  | 697,740    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |       |
|--------------|-----|--------|-------|
| Stone Veneer | 200 | 10,166 | 7,624 |
|--------------|-----|--------|-------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,443  |
| 3 Fixture Bath     | 3 | 30,826 | 23,119 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,508 |
| Water Well, 100 Feet | 1 | 6,941 | 5,206 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 136 | 5,723 | 4,292 |
| CCP (1 Story) | 56  | 2,521 | 1,891 |

##### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 360 | 29,822 | 22,366 |
| Door Opener | 1   | 752    | 564    |

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 41,397 | 31,048 |
| Storage Over Garage | 576 | 12,263 | 9,197  |
| Door Opener         | 2   | 1,504  | 1,128  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,137 |
|------------------|---|-------|-------|

Parcel Number: 45-006-125-058-00

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## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 1 Story | 1 | 9,772  | 7,329 |
| Exterior 2 Story | 1 | 11,786 | 8,839 |

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,109,921 | 832,431 |
|---------|-----------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,247,564  
 80% Completed => Est. True Cash Value 2026 = 1,798,051

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2026 Est. T.C.V. 006-125-058-00 = 2,873,471  
 Est. TCV/Total Floor Area = 592.71, Most recent sale 08/16/2000 for 300,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,916,200 1,916,200 1,916,200 622,699 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 93,400 572,900 0 11,786 186,173  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,436,700 1,436,700 1,436,700 448,312 448,312 0

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-125-059-00   | 2026 Est. T.C.V.    | SUTHERLAND ELIZABETH ANN |
| Property Class: 401 |                     | 6071 S FISHER RD         |
| Map #: 45,46        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L185 P274 L306 P153/89 L307 P811/90 BEG AT PT 1210.46 FT N & 159.64 FT E OF SW COR OF GOVT LOT 2 TH S 89 DEG 01' W 261.72 FT TO E R/W LINE OF PUBLIC ROAD TH N 4 DEG 19' W ALG R/W LINE 85.9 FT TO PT 34.27 FT S OF N SEC LINE TH N 88 DEG 42' E 266.25 FT TH S 1 DEG 18' E 87.2 FT TO POB SEC 25 T29N R14W .52 A. TOGETHER WITH AN EASEMENT OF WAY IN SECOND PARTIES, THEIR HEIRS AND ASSIGNS FOR ACCESS TO AND FROM FISHER LAKE OVER AND ACCROSS A STIP OF LAND 10 FEET WIDE DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE SHORE OF FISHER LAKE WITHCH IS 1129.9 FEET NORTH OF THE 646.73 FEET EAST OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 THENCE SOUTH 89 DEGREES 20' WEST 495.15 FEET THENCE NORTH 1 DEGREE 18' WEST 87.2 FEET THENCE NORHT 89 DEGREES 01' EAST 10 FEET THENCE SOUTH 1 DEGREE 18' EAST 77.20 FEET THENCE NORTH 89 DEGREES 20' EAST 485.15 FEET TO A POINT ON THE SHORE OF FISHER LAKE THENCE SOUTH APPROXIMATELY 2 DEGREES 57' WEST ALONG THE SHORE OF FISHER LAKE 10 FEET TO THE POINT OF BEGINNING AND ALSO ALL LAND IF ANY BETWEEN SAID ABOVE DISCRIBED 10 FOOT WIDE STRIP AND THE HIGH WATER MARK OF FISHER LAKE.

#### Land Value Estimates for Land Table 4120.4120 RESI

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| B 100' @ 3400/                         | 86.00    | 263.00 | 1.0384 | 0.8818 | 3400 | 100   |        | 267,744                         |
| 86 Actual Front Feet, 0.52 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 267,744 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Vnyl, 2 Rail                               | 18.18    | 80   | 0      | 0          |
| Wood Frame                                          | 32.90    | 80   | 50     | 1,316      |
| Wood Frame                                          | 24.80    | 230  | 50     | 2,852      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,668      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1468 SF Floor Area = 2171 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 765    |          |            |
| 2 Story | Siding   | Crawl Space | 703    |          |            |
|         |          |             | Total: | 264,886  | 158,933    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 720 | 25,718 | 15,431 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
| Wood Stove       | 1 | 2,552 | 1,531 |

Parcel Number: 45-006-125-059-00

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 Totals: 323,651 194,192

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 524,318

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 2026 Est. T.C.V. 006-125-059-00 = 798,730

Est. TCV/Total Floor Area = 367.91

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 392,900       | 392,900        | 392,900 | 116,186      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 6,500          | 0       | 0            | 3,137          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 399,400       | 399,400        | 399,400 | 119,323      | 119,323        | 119,323 |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-125-060-00   | 2026 Est. T.C.V.    | NEESON PAULA S & CASTLE KATHLEEN |
| Property Class: 401 |                     | 6091 S FISHER RD                 |
| Map #: 45,46        | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

PRT GOVT LOT 2 SEC 25 BEG AT PT ON SHR FISHER LAKE WHICH IS 1128.9 FT N & 646.73 FT E OF SW COR GOVT LOT 2 TH S 89 DEG 20' W 742.35 FT TO E R/W LN OF PUBLIC RD TH N 4 DEG 19' W ALG E R/W LN 85.9 FT TH N 89 DEG 01' E 261.72 FT TH S 1 DEG 18' E 77.20 FT TH N 89 DEG 20' E 485.15 FT TO PT ON SHR FISHER LAKE TH S 2 DEG 57' W 10 FT TO POB SEC 25 T29N R14W 0.60 A.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

| * Factors *                            |          | 10' ACCESS ON FISHER LAKE |                                 |
|----------------------------------------|----------|---------------------------|---------------------------------|
| Description                            | Frontage | Depth                     | Rate %Adj. Reason Value         |
| GROUP A 9000/                          | 10.00    | 2726.86                   | 1.7783 1.4206 9000 100 227,365  |
| 10 Actual Front Feet, 0.63 Total Acres |          |                           | Total Est. Land Value = 227,365 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 25.13    | 126  | 50     | 1,583      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,083      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1930

(11) Heating System: Electric Baseboard  
 Ground Area = 1746 SF Floor Area = 1746 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 873  |          |            |
| 1 Story | Siding   | Slab        | 873  |          |            |
| Total:  |          |             |      | 198,095  | 128,762    |

#### Other Additions/Adjustments

| Water/Sewer          |  |   |       |       |
|----------------------|--|---|-------|-------|
| 1000 Gal Septic      |  | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet |  | 1 | 5,522 | 3,589 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| CCP (1 Story) | 43 | 1,320 | 858 |
|---------------|----|-------|-----|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 936 | 34,548 | 22,456 |
| Door Opener | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 246,968 160,529

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 433,428

2026 Est. T.C.V. 006-125-060-00 = 664,876

Est. TCV/Total Floor Area = 380.80

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 324,300                 | 324,300 | 324,300   | 129,853        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 8,100   | 0         | 3,506          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 332,400                 | 332,400 | 332,400   | 133,359        | 133,359     | 133,359 |





|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-061-00   | 2026 Est. T.C.V.    | HAGERTY COTTAGE LLC  |
| Property Class: 401 |                     | 4483 W GLEN EDEN DR  |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L546 P352 L610 P638 L696 P920 L706 P123 L753 P926/03 L769 P499/03 L917 P427/06  
 PRT GOVT LOT 3 SEC 25 BEG AT PT 1164.5 FT E OF & 625 FT S OF NW COR LOT 3 TH S  
 55 DEG 26' E 9.65 FT TH S 61 DEG 10' E 40.15 FT TH S 74 DEG 05' E 50 FT TH S 88  
 DEG 27' E 45 FT TH S 11 DEG 01' E 263.52 FT TO SHR GLEN LAKE TH S 83 DEG 58' W  
 ALG SHR 90 FT TH N 88 DEG 42' W ALG SHR 90 FT TH N 77 DEG 48' W ALG SHR 95 FT TH  
 N 16 DEG 43' E 298.2 FT TO POB SEC 25 T29N R14W. 1.5 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 200.00   | 280.78 | 0.8574 | 0.7958 | 21000 | 100   |                        | 2,865,714 |
| GROUP A 21000                                                   | 35.04    | 280.78 | 0.8574 | 0.7958 | 21000 | 50    | SURPLUS: ZONING 100 ft | 251,015   |
| 235 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 3,116,729 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 45.58     | 175  | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1941

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1842 SF Floor Area = 1842 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,842  |          |            |
|         |          |            | Total: | 258,006  | 167,700    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 120 | 2,539 | 1,650 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,301 | 3,446 |
|--------------|-----|-------|-------|

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 440 | 18,146 | 11,795 |
| Class: A Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 730 | 58,860 | 38,259 |
| Storage Over Garage                                        | 365 | 10,395 | 6,757  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
| Wood Stove       | 1 | 2,552 | 1,659 |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 381,728 248,121

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 669,927

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1970

(11) Heating System: No Heating/Cooling

Ground Area = 440 SF Floor Area = 440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 440    |          |            |
|         |          |            | Total: | 56,316   | 15,487     |

#### Other Additions/Adjustments

#### Plumbing

|              |   |       |     |
|--------------|---|-------|-----|
| Extra Toilet | 1 | 1,256 | 345 |
| Extra Sink   | 1 | 766   | 211 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 532 |
|------------------|---|-------|-----|

Totals: 60,272 16,575

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 44,753

2026 Est. T.C.V. 006-125-061-00

= 3,841,409

Est. TCV/Total Floor Area = 1683.35

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,836,100               | 1,836,100 | 1,836,100 | 1,481,126      | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 84,600    | 0         | 39,990         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,920,700               | 1,920,700 | 1,920,700 | 1,521,116      | 1,521,116   | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-125-062-00   | 2026 Est. T.C.V.    | MCDONALD JOSEPH & ASHLEY TRUST |
| Property Class: 401 |                     | 4709 W NORTHWOOD DR            |
| Map #: 47,46        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L307 P37 L407 P172/95 DC L878 P137/05 PRT GOVT LOTS 2 & 3 SEC 25 BEG 121 FT N OF NW 1/4 CEN POST TH S 291.4 FT TO SHR GLEN LAKE TH ALG SHR S 70 DEG 20' E 145 FT TH N 25 DEG 40' E 296.5 FT TO HWY TH N 74 DEG 15' W 275 FT ON HWY TO POB EXC E 25 FT THEREOF SEC 25 T29N R14W .56 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 215.00 | 1.0000 | 0.7444 | 21000 | 100   |                        | 1,563,343                         |
| GROUP A 21000                           | 20.00    | 215.00 | 1.0000 | 0.7444 | 21000 | 50    | SURPLUS: ZONING 100 ft | 156,334                           |
| 120 Actual Front Feet, 0.59 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,719,678 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01      | 5200 | 0      | 0          |
| D/W/P: Patio Blocks                                 | 21.35     | 1200 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2017

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 4126 SF Floor Area = 4762 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 2,853  |          |            |
| 1.5 Story | Siding   | Crawl Space | 1,273  |          |            |
|           |          |             | Total: | 792,335  | 752,717    |

#### Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 400 | 20,332 | 19,315 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,094  |
| 3 Fixture Bath     | 2 | 20,550 | 19,522 |
| 2 Fixture Bath     | 5 | 34,251 | 32,538 |

#### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 11,719 | 11,133 |
| Water Well, 50 Feet | 1 | 3,471  | 3,297  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 565 | 21,724 | 20,638 |
| CCP (1 Story) | 99  | 4,261  | 4,048  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,504  | 1,429  |
| Base Cost   | 1080 | 68,029 | 64,628 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,507 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 7,496 |
| Exterior 1 Story | 1 | 9,772 | 9,283 |

Totals: 1,005,946 955,645

Notes:

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 ECF (4080 BIG GLEN) 2.700 => TCV: 2,580,242
 

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|                                                                               |                |                |
|-------------------------------------------------------------------------------|----------------|----------------|
| 2026 Est. T.C.V. 006-125-062-00                                               | =              | 4,309,920      |
| Est. TCV/Total Floor Area = 905.07, Most recent sale 06/03/2016 for 2,100,000 |                |                |
| 2025 Assessed                                                                 | MBOR           | S.E.V.         |
| 2,054,600                                                                     | 2,054,600      | 2,054,600      |
|                                                                               |                | Base for Cap   |
|                                                                               |                | IRM            |
|                                                                               |                | 2.70           |
| 2026 New                                                                      | Eq. Adjustment | Loss           |
| 0                                                                             | 100,400        | 0              |
|                                                                               |                | Additions      |
|                                                                               |                | Tax Adjustment |
|                                                                               |                | Losses         |
|                                                                               |                | 0              |
| 2026 Assessed                                                                 | MBOR           | S.E.V.         |
|                                                                               |                | Capped         |
|                                                                               |                | ->Taxable<-    |
|                                                                               |                | PRE/MBT        |
| 2,155,000                                                                     | 2,155,000      | 2,155,000      |
|                                                                               |                | 1,667,482      |
|                                                                               |                | 1,667,482      |
|                                                                               |                | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-063-00   | 2026 Est. T.C.V.    | HALEY JOHN R TRUST   |
| Property Class: 401 |                     | 4787 W NORTHWOOD DR  |
| Map #: 45           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L434 P985&986/96 L713 P965 L713 P967/03 PRT OF GOVT LOT 1 SEC 25 BEG AT  
 INTERSECTION OF LN PARALLEL TO & 300 FT W OF E LN GOVT LOT 1 AS MEASURED ALG A  
 LN DRAWN AT RIGHT ANGLES TO E LN GOVT LOT 1 WITH SHR GLEN LAKE TH W 100 FT TH N  
 300 FT TO C/L HWY TH ELY ALG C/L HWY 100 FT TO PT N OF BEG TH S 300 FT TO POB  
 SEC 25 T29N R14W .56 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 300.00 | 1.0000 | 0.8091 | 21000      | 100   |              | 1,699,124 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,699,124 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 39.96    | 28   | 50     | 559        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,059      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1962

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1858 SF Floor Area = 1858 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,858  |          |            |
|         |          |             | Total: | 277,085  | 193,981    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |    |     |     |
|---------------|----|-----|-----|
| CPP           | 27 | 823 | 576 |
| CCP (1 Story) | 11 | 554 | 388 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 614 | 8,492 | 5,944 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

Totals: 316,272 221,412

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 597,812

|                                                                                |   |           |
|--------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-063-00                                                | = | 2,298,995 |
| Est. TCV/Total Floor Area = 1237.35, Most recent sale 06/26/2020 for 1,697,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                     |   |           |
| 1,096,100 1,096,100 1,096,100 992,265 2.70                                     |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                   |   |           |
| 0 53,400 0 0 26,791 0                                                          |   |           |

Parcel Number: 45-006-125-063-00

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| 2026 Assessed | MBOR      | S.E.V.    | Capped    | ->Taxable<- | PRE/MBT |
|---------------|-----------|-----------|-----------|-------------|---------|
| 1,149,500     | 1,149,500 | 1,149,500 | 1,019,056 | 1,019,056   | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-125-064-00   | 2026 Est. T.C.V.    | STOUTLAND PAGE O & SMITH WENDIN D |
| Property Class: 401 |                     | 6374 S DUNNS FARM RD              |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

L1272P220 L416 P729&730/96 L551 P218 PRT OF GOVT LOT 5 SEC 25 BEG E 1/4 COR SD  
 SEC TH W 611.6 FT TO SHR GLEN LAKE TH N 10 DEG 15' W ON SHR 150 FT TH E TO SEC  
 LN TH S TO POB SEC 25 T29N R14W 2.1 A.

FORMELRY TO 2016 SALE, ASSESSED AS A 7/12 INTEREST SPLIT WITH OTHER INTERESTS ON  
 125-065-00, 125-066-00, 125-067-00.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason        | Value          |
|------------------------|----------|-------------|--------|--------|------------|-------|---------------|----------------|
| INFERIOR 8000/         | 100.00   | 595.03      | 0.8503 | 1.6410 | 8000       | 100   |               | 1,116,265      |
| INFERIOR 8000/         | 50.00    | 595.03      | 0.8503 | 1.6410 | 8000       | 50    | SURPLUS >100' | ZONING 279,066 |
| 150 Actual Front Feet, | 2.05     | Total Acres |        |        | Total Est. |       | Land Value =  | 1,395,331      |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2020

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1340 SF Floor Area = 1381 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,340 |          |            |
| 1 Story | Siding   | Overhang   | 41    |          |            |
|         |          | Total:     |       | 275,607  | 261,825    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1292 | 35,323 | 33,557 |
| Basement, Outside Entrance, Above Grade | 2    | 5,150  | 4,892  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,029 |
| 3 Fixture Bath     | 1 | 6,716 | 6,380 |
| 2 Fixture Bath     | 1 | 4,500 | 4,275 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,264 |
| Water Well, 150 Feet | 1 | 9,557 | 9,079 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 213 | 11,706 | 11,121 |
| WPP           | 353 | 8,260  | 7,847  |
| WPP           | 353 | 8,260  | 7,847  |
| WCP (1 Story) | 91  | 6,255  | 5,942  |
| WPP           | 231 | 6,604  | 6,274  |
| CPP           | 274 | 6,099  | 5,794  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,182 | 3,023 |
| Treated Wood | 157 | 3,677 | 3,493 |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 721 | 40,794 | 38,754 |
| Door Opener | 1   | 672    | 638    |



Parcel Number: 45-006-125-064-00

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## Built-Ins

Appliance Allow.

|   |       |       |
|---|-------|-------|
| 1 | 3,976 | 3,777 |
|---|-------|-------|

## Fireplaces

Prefab 1 Story

|   |       |       |
|---|-------|-------|
| 1 | 3,667 | 3,484 |
|---|-------|-------|

## Local Cost Items

GENERATOR

|   |   |   |            |
|---|---|---|------------|
| 1 | 1 | 1 | *100% Good |
|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 447,683 | 425,296 |
|---------|---------|---------|

Notes: VIEW DECK ON SLOP TO LAKE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,148,299

2026 Est. T.C.V. 006-125-064-00

= 2,546,130

Est. TCV/Total Floor Area = 1843.69, Most recent sale 09/14/2016 for 617,000

2025 Assessed MBOR S.E.V.

Base for Cap

IRM

1,163,900 1,163,900 1,163,900

636,309

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 109,200 0

0

17,180

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,273,100 1,273,100 1,273,100

653,489

653,489

653,489

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-125-068-00   | 2026 Est. T.C.V.    | BENGSTON HARRIET P TRUST |
| Property Class: 402 |                     | S DUNNS FARM RD          |
| Map #: 48           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L247 P252&866 PRT GOVT LOT 5 SEC 25 COM E 1/4 SEC COR TH W 611.6 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 15' W 300 FT TH E 278.39 FT FOR POB TH CONT E 386.09 FT TH S 148 FT M/L TH W TO C/L COUNTY RD #675 TH ALG C/L 148 FT M/L TO POB SEC 25 T29N R14W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 382.00 | 0.8677 | 0.9886 | 600  | 100   |                         | 51,466 |
| A 100' @ 600/FF                         | 50.00    | 382.00 | 0.8677 | 0.9886 | 600  | 50    | SURPLUS: ZONING 100 ft  | 12,866 |
| 150 Actual Front Feet, 1.31 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 64,332 |

2026 Est. T.C.V. 006-125-068-00 = 64,332

Est. TCV/Total Floor Area = 46.58, Most recent sale 01/20/2017 for 57,250

|               |            |        |              |                |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
| 33,500        | 33,500     | 33,500 | 12,616       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -1,300     | 0      | 0            | 340            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 32,200        | 32,200     | 32,200 | 12,956       | 12,956         | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-125-068-10   | 2026 Est. T.C.V.    | CHESTERFIELD LINDA & DAVID TRUST |
| Property Class: 401 |                     | 6364 S DUNNS FARM RD             |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L271 P897 L333 P845/92 L277 P599/87 L862 P941&965/05 PRT GOVT LOT 5 SEC 25 COM  
 AT E 1/4 COR SEC 25 TH W ALG E-W 1/4 LN 346.69 FT TO C/L CO RD 675 TH N 6 DEG  
 26' 55" W ALG SD C/L 148.52 FT FOR POB TH W 240.50 FT TO SHR GLEN LAKE TH N 2  
 DEG 44' 10" W ALG SD SHR 147.75 FT TH E 230.87 FT TH S 6 DEG 26' 55" E ALG SD  
 C/L 148.52 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 230.87 | 0.8554 | 1.3579 | 8000 | 100   |                        | 929,305                           |
| INFERIOR 8000/                          | 47.75    | 230.87 | 0.8554 | 1.3579 | 8000 | 50    | SURPLUS: ZONING 100 ft | 221,872                           |
| 148 Actual Front Feet, 0.78 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,151,177 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B -5 Blt 1953

(11) Heating System: Electric Baseboard  
 Ground Area = 1798 SF Floor Area = 1798 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Basement   | 1,798  |          |            |
|         |          |            | Total: | 375,698  | 244,204    |

#### Other Additions/Adjustments

|                                         |      |         |        |
|-----------------------------------------|------|---------|--------|
| Basement Living Area                    | 1789 | 101,132 | 65,736 |
| Basement, Outside Entrance, Below Grade | 1    | 4,475   | 2,909  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,162  | 2,055  |
| 3 Fixture Bath     | 4 | 39,904 | 25,938 |
| 2 Fixture Bath     | 1 | 6,651  | 4,323  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,836 | 3,793 |
| Water Well, 100 Feet | 1 | 6,739 | 4,380 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 718 | 50,210 | 32,636 |
| Door Opener | 1   | 730    | 474    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,650 | 4,322 |
|------------------|---|-------|-------|

#### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 802 | 11,188 | 7,272 |
|--------------|-----|--------|-------|

Totals: 612,375 398,042

Notes: PB14-0087 PHASE 1 BATH (WAS KITCHENNETTE) 75SQFT.

ECF (4080 BIG GLEN) 2.700 => TCV: 1,074,713

|                                                                              |   |           |
|------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-068-10                                              | = | 2,233,390 |
| Est. TCV/Total Floor Area = 1242.15, Most recent sale 07/15/2005 for 925,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                   |   |           |

Parcel Number: 45-006-125-068-10

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|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 1,044,200 | 1,044,200 | 1,044,200      | 542,123   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 72,500         | 0         | 0         | 14,637         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,116,700 | 1,116,700      | 1,116,700 | 556,760   | 556,760        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-069-00   | 2026 Est. T.C.V.    | WORSLEY TRUST        |
| Property Class: 401 |                     | 6410 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PRT OF GOVT LOT 6 SEC 25 COM AT E 1/4 COR TH S 3 DEG 20' E ALG E SEC LN 100 FT  
FOR POB TH CONT S 3 DEG 20' E 222.65 FT TH S 89 DEG 40' W 546.44 FT TO SHR GLEN  
LAKE TH N 7 DEG 23' W ALG SD SHR 228.05 FT TH N 89 DEG 40' E TO POB SEC 25 T29N  
R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/         | 200.00           | 559.00 | 0.7579 | 1.6206 | 8000                    | 100   |        | 1,965,153 |
| 200 Actual Front Feet, | 2.57 Total Acres |        |        |        | Total Est. Land Value = |       |        | 1,965,153 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls B Blt 1968

(11) Heating System: Forced Heat & Cool  
Ground Area = 1559 SF Floor Area = 2806 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories  | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|----------|----------|-------------|--------|----------|------------|
| Bi-Level | Siding   | Bi-Lev. 80% | 1,559  |          |            |
|          |          |             | Total: | 459,254  | 298,514    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,117  |
| 3 Fixture Bath     | 2 | 20,550 | 13,357 |

Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 7,617 |
| Water Well, 100 Feet | 1 | 6,941  | 4,512 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 200 | 6,952 | 4,519 |
| WPP | 60  | 3,504 | 2,278 |
| WPP | 84  | 4,124 | 2,681 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 104 | 2,871 | 1,866 |
|--------------|-----|-------|-------|

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 37,084 | 24,105 |
| Door Opener | 1   | 752    | 489    |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 6,850  | 4,452 |
| Jacuzzi Tub      | 1 | 14,405 | 9,363 |

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 4,365 | 2,837 |
|----------------|---|-------|-------|

Totals: 582,628 378,707

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,022,509

2026 Est. T.C.V. 006-125-069-00

= 2,997,662

Parcel Number: 45-006-125-069-00

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Est. TCV/Total Floor Area = 1068.30

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,357,500     | 1,357,500      | 1,357,500 | 453,698      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 141,300        | 0         | 0            | 12,249         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,498,800     | 1,498,800      | 1,498,800 | 465,947      | 465,947        | 465,947 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-125-069-10   | 2026 Est. T.C.V.    | DARLINGTON PROPERTIES LLC |
| Property Class: 401 |                     | 6388 S DUNNS FARM RD      |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L494 P847/98 L197 P265 PRT GOVT LOT 6 SEC 25 BEG E 1/4 COR TH S 3 DEG 20' E ALG  
E SEC LN 100 FT TH W TO SHR GLEN LAKE TH N 7 DEG 23' W ALG SD SHR 100 FT TO N LN  
GOVT LOT 6 TH N 89 DEG 40' E 531.05 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 604.18      | 1.0000 | 1.6460 | 8000                    | 100   |        | 1,316,827 |
| 100 Actual Front Feet, | 1.39     | Total Acres |        |        | Total Est. Land Value = |       |        | 1,316,827 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,632      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 952 SF Floor Area = 952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 952    |          |            |
|         |          |            | Total: | 168,034  | 109,228    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 400 | 7,736 | 5,028 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781 | 1,808 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 50 | 5,022 | 3,264 |
|----------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 190 | 3,931 | 2,555 |
| Treated Wood | 304 | 5,350 | 3,477 |
| Treated Wood | 84  | 2,291 | 1,489 |
| Treated Wood | 121 | 2,915 | 1,895 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,685 |
|----------------|---|-------|-------|

Totals: 220,067 143,049

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 386,232

2026 Est. T.C.V. 006-125-069-10

= 1,710,691

Parcel Number: 45-006-125-069-10

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Est. TCV/Total Floor Area = 1796.94

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 764,600       | 764,600        | 764,600 | 351,474      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 90,700         | 0       | 0            | 9,489          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 855,300       | 855,300        | 855,300 | 360,963      | 360,963        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-070-00   | 2026 Est. T.C.V.    | STEAD ROBERT R       |
| Property Class: 401 |                     | 6450 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L285 P994 L314 P241 L354 P857-860/92 PRT OF GOVT LOT 6 COM AT E 1/4 POST TH S 3 DEG 20' E 322.65 FT TO POB TH S 3 DEG 20' E 318.88 FT TH S 89 DEG 40' W 593.53 FT TO SHR GLEN LAKE TH N 5 DEG 07' 10" E ON SHR 319.89 FT TH N 89 DEG 40' E 546.44 FT TO BEG EXC SLY 120 FT MEASURED N & S & ALSO EXC PRT LYING E OF CO RD 675 SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 276.00 | 0.7580 | 1.4073 | 8000 | 100   |                        | 853,417                           |
| INFERIOR 8000/                          | 99.89    | 276.00 | 0.7580 | 1.4073 | 8000 | 50    | SURPLUS: ZONING 100 ft | 426,239                           |
| 200 Actual Front Feet, 1.27 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,279,656 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1948

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2157 SF Floor Area = 2157 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,761 |          |            |
| 1 Story | Siding   | Basement    | 396   |          |            |
| Total:  |          |             |       | 329,442  | 230,635    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Basement Living Area                    | 396 | 14,201 | 9,941 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 1,947 |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 1,016 |
| 3 Fixture Bath     | 3 | 13,700 | 9,590 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,652 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 60  | 3,801 | 2,661 |
| WPP           | 433 | 7,859 | 5,501 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 140 | 3,223 | 2,256 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 616 | 30,763 | 21,534 |
| Door Opener | 2   | 1,075  | 752    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,560 |
|------------------|---|-------|-------|

Totals: 432,927 303,075

Parcel Number: 45-006-125-070-00

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Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 818,303

---

2026 Est. T.C.V. 006-125-070-00 = 2,107,959  
 Est. TCV/Total Floor Area = 977.26, Most recent sale 12/09/1992 for 100

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 957,500       | 957,500        | 957,500   | 394,554      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 96,500         | 0         | 0            | 10,652         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,054,000     | 1,054,000      | 1,054,000 | 405,206      | 405,206        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-125-070-10   | 2026 Est. T.C.V.    | PYRAMID POINT PARTNERS LLC |
| Property Class: 402 |                     | S DUNNS FARM RD            |
| Map #: 49           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L233 P825/82 L306 P511/89 L573 P203/01 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR SD  
 SEC TH S 3 DEG 20' E ALG E LN SD SEC 322.65 FT TO POB TH CONT S 3 DEG 20' E  
 318.88 FT TH S 89 DEG 40' W 593.53 FT TO SHR GLEN LAKE THE N 5 DEG 07'10" E ALG  
 SD SHR 319.89 FT TH N 89 DEG 40' E 546.44 FT TO POB EXC PRT W OF C/L CO RD 675 &  
 ALSO EXC SLY 120 FT THEREOF SEC 25 T29N R14W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 427.00 | 0.8063 | 1.0165 | 600  | 100   |                         | 49,174 |
| A 100' @ 600/FF                         | 85.00    | 427.00 | 0.8063 | 1.0165 | 600  | 50    | SURPLUS: ZONING 100 ft  | 20,899 |
| 185 Actual Front Feet, 1.81 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 70,073 |

2026 Est. T.C.V. 006-125-070-10 = 70,073

Est. TCV/Total Floor Area = 32.49

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 37,300        | 37,300     | 37,300 | 18,809       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -2,300     | 0      | 0            | 507            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 35,000        | 35,000     | 35,000 | 19,316       | 19,316         | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-125-071-00   | 2026 Est. T.C.V.    | UNGER TIMOTHY J & SUSAN J TNC |
| Property Class: 401 |                     | 6516 S DUNNS FARM RD          |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L319 P467-468/91 L738 P183/03 PRT OF GOVT LOT 6 SEC 25 COM AT E 1/4 SEC COR TH S  
 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TH S 6 DEG 42' E 201.24 FT TO  
 POB TH S 89 DEG 40' W 271.19 FT TO SHR GLEN LAKE TH S 10 DEG 55' W 115.51 W TH S  
 9 DEG 22'20" W 90.48 FT TH N 89 DEG 40' E 281.14 FT TH N 1 DEG 52' E 127.78 FT  
 TH NLY 72.76 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 275.00 | 0.7519 | 1.4063 | 8000 | 100   |                        | 845,883                           |
| INFERIOR 8000/                          | 104.00   | 275.00 | 0.7519 | 1.4063 | 8000 | 50    | SURPLUS: ZONING 100 ft | 439,859                           |
| 204 Actual Front Feet, 1.29 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,285,743 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 53.05 | 1376 | 0      | 0          |
| D/W/P: 3.5 Concrete | 7.73  | 1870 | 0      | 0          |
| Wood Frame          | 35.57 | 137  | 50     | 2,436      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| BOAT HOIST                                          | 2,000.00  | 2    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 22,436     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1971

(11) Heating System: Forced Hot Water

Ground Area = 3150 SF Floor Area = 3150 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Basement    | 1,480  |          |            |
| 1 Story | Siding   | Crawl Space | 1,670  |          |            |
|         |          |             | Total: | 548,255  | 356,365    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1480 | 40,463 | 10,116 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 2,527  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,388  |
| 3 Fixture Bath     | 3 | 20,147 | 13,096 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 58   | 3,068  | 1,994  |
| WPP | 1097 | 22,478 | 14,611 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 172 | 3,904 | 2,538 |
| Treated Wood | 189 | 4,171 | 2,711 |
| Treated Wood | 294 | 5,551 | 3,608 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 832 | 48,422 | 31,474 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |
| Door Opener         | 2   | 1,343  | 873    |

Parcel Number: 45-006-125-071-00

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**Built-Ins**

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
| Security System  | 1 | 9,772 | 6,352 |

**Fireplaces**

|                   |   |        |       |
|-------------------|---|--------|-------|
| Interior 1 Story  | 2 | 13,835 | 8,993 |
| Wood Stove        | 1 | 3,694  | 2,401 |
| Direct-Vented Gas | 1 | 4,399  | 2,859 |

**Local Cost Items**

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 748,494 470,335

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,269,905

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2026 Est. T.C.V. 006-125-071-00 = 2,578,084

Est. TCV/Total Floor Area = 818.44, Most recent sale 06/10/2003 for 1,340,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,181,300               | 1,181,300 | 1,181,300 | 676,382        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 107,700   | 0         | 18,262         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,289,000               | 1,289,000 | 1,289,000 | 694,644        | 694,644     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-072-00   | 2026 Est. T.C.V.    | GRABER GLORIA SUE    |
| Property Class: 401 |                     | 6490 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L348 P868/92 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD 675 & POB TH S 89 DEG 40' W 284.51 FT TO SHR GLEN LAKE TH S 10 DEG 20' 30" E ALG SHR 101.6 FT TH N 89 DEG 40' E 277.72 FT TO C/L TH N 6 DEG 42' W ALG C/L 100.62 FT TO POB SUBJECT TO EASEMENT SEC 25 T29N R14W .64 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 280.00 | 0.9960 | 1.4114 | 8000 | 100   |                        | 1,124,603 |
| INFERIOR 8000/                          | 1.00     | 280.00 | 0.9960 | 1.4114 | 8000 | 50    | SURPLUS: ZONING 100 ft | 5,623     |
| 101 Actual Front Feet, 0.65 Total Acres |          |        |        |        |      |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 1,130,226 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 2363 SF Floor Area = 3556 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,363  |          |            |
| 1 Story    | Siding   | Overhang   | 16     |          |            |
| 1 Story    | Siding   | Overhang   | 586    |          |            |
|            |          |            | Total: | 700,295  | 560,236    |

#### Other Additions/Adjustments

|                                                          |      |        |        |
|----------------------------------------------------------|------|--------|--------|
| Recreation Room                                          | 2363 | 71,575 | 57,260 |
| Exterior                                                 |      |        |        |
| Stone Veneer                                             | 50   | 2,542  | 2,034  |
| Plumbing                                                 |      |        |        |
| Average Fixture(s)                                       | 1    | 3,257  | 2,606  |
| 3 Fixture Bath                                           | 2    | 20,550 | 16,440 |
| Water/Sewer                                              |      |        |        |
| 1000 Gal Septic                                          | 1    | 6,011  | 4,809  |
| Water Well, 100 Feet                                     | 1    | 6,941  | 5,553  |
| Porches                                                  |      |        |        |
| CCP (1 Story)                                            | 72   | 3,182  | 2,546  |
| WCP (1 Story)                                            | 91   | 6,992  | 5,594  |
| WPP                                                      | 195  | 6,858  | 5,486  |
| WPP                                                      | 64   | 3,638  | 2,910  |
| Deck                                                     |      |        |        |
| Treated Wood                                             | 48   | 1,875  | 1,500  |
| Garages                                                  |      |        |        |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |      |        |        |
| Common Wall: 1/2 Wall                                    | 1    | -1,792 | -1,434 |
| Door Opener                                              | 3    | 2,257  | 1,806  |
| Base Cost                                                | 1172 | 73,824 | 59,059 |
| Built-Ins                                                |      |        |        |
| Appliance Allow.                                         | 1    | 6,850  | 5,480  |

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 1 | 9,604  | 7,683 |
| Exterior 2 Story | 1 | 11,786 | 9,429 |

|         |         |         |
|---------|---------|---------|
| Totals: | 936,245 | 748,997 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,022,292

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|                                                                             |                |           |              |                |           |
|-----------------------------------------------------------------------------|----------------|-----------|--------------|----------------|-----------|
| 2026 Est. T.C.V. 006-125-072-00                                             |                |           |              | =              | 3,162,518 |
| Est. TCV/Total Floor Area = 889.35, Most recent sale 09/16/1992 for 172,500 |                |           |              |                |           |
| 2025 Assessed                                                               | MBOR           | S.E.V.    | Base for Cap | IRM            |           |
| 1,472,100                                                                   | 1,472,100      | 1,472,100 | 613,721      | 2.70           |           |
| 2026 New                                                                    | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |
| 0                                                                           | 109,200        | 0         | 0            | 16,570         | 0         |
| 2026 Assessed                                                               | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 1,581,300                                                                   | 1,581,300      | 1,581,300 | 630,291      | 630,291        | 630,291   |

|                     |                     |                                      |
|---------------------|---------------------|--------------------------------------|
| 45-006-125-073-00   | 2026 Est. T.C.V.    | WOOD CHRISTOPHER & WOOD SALLY TRUSTS |
| Property Class: 401 |                     | 6494 S DUNNS FARM RD                 |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                 |

DC L456 P819 L576 P299/01 L614 P991 PRT OF GOVT LOT 6 SEC 25 COM E 1/4 COR SEC TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD 675 TH S 6 DEG 42' E ALG C/L 100.62 FT TO POB TH ALG C/L S 6 DEG 42' E 100.62 FT TH S 89 DEG 40' W 271.19 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 55' W 3.68 FT & N 10 DEG 30'30" E 97.92 FT TH N 89 DEG 40' E 277. 72 FT TO POB SEC 25 T29N R14W .63 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 270.00 | 0.9960 | 1.4011 | 8000 | 100   |                        | 1,116,452 |
| INFERIOR 8000/                          | 1.00     | 270.00 | 0.9960 | 1.4011 | 8000 | 50    | SURPLUS: ZONING 100 ft | 5,582     |
| 101 Actual Front Feet, 0.63 Total Acres |          |        |        |        |      |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 1,122,035 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 1500 | 0      | 0          |
| Wood Frame            | 38.49 | 96   | 50     | 1,847      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,847      |

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls BC Blt 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2213 SF Floor Area = 2609 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories  | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|----------|----------|-------------|-------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 1,817 |          |            |
| Bi-Level | Siding   | Bi-Lev.100% | 396   |          |            |
| Total:   |          |             |       | 412,995  | 330,396    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 44 | 1,848 | 1,478 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 629 | 9,146 | 7,317 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 438 | 26,149 | 20,919 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 2   | 1,343  | 1,074  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Two Sided      | 1 | 9,805 | 7,844 |
| Prefab 1 Story | 1 | 3,667 | 2,934 |

#### Local Cost Items



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|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 500,204 | 400,164 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,080,443

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-073-00 | = | 2,209,325 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 846.81, Most recent sale 01/18/2019 for 1,100,000

|                         |           |           |                |                     |
|-------------------------|-----------|-----------|----------------|---------------------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM                 |
| 1,012,600               | 1,012,600 | 1,012,600 | 608,645        | 2.70                |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses              |
| 0                       | 92,100    | 0         | 16,433         | 0                   |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 1,104,700               | 1,104,700 | 1,104,700 | 625,078        | 625,078 0           |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-125-074-00   | 2026 Est. T.C.V.    | WARE DONALD R TRUST & |
| Property Class: 401 |                     | 6482 S DUNNS FARM RD  |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

2009 COMBINED INTERESTS L180 P361 L298 P614 L400 P641/95 L414 P912 L416 P824  
 L498 P423/98 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR TH S 3 DEG 20' E 641.53 FT TH W  
 309.51 FT FOR POB TH S 89 DEG 40' W 282.18 FT TH N 4 DEG 05' 20" W 120.26 FT TH  
 E 276.67 FT TH S 6 DEG 42' E ALG C/L CO RD 675 120.74 FT TO POB SEC 25 T29N  
 R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 278.00 | 0.9297 | 1.4093 | 8000 | 100   |                        | 1,048,172                         |
| INFERIOR 8000/                          | 20.00    | 278.00 | 0.9297 | 1.4093 | 8000 | 50    | SURPLUS: ZONING 100 ft | 104,817                           |
| 120 Actual Front Feet, 0.77 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,152,989 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,210      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2459 SF Floor Area = 2459 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,459 |          |            |
| Total:  |          |             |       | 312,031  | 187,219    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 517 | 9,363 | 5,618 |
|-----|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 729 | 28,774 | 17,264 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,584 |
| Door Opener         | 2   | 1,075  | 645    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 377,587 226,552

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 611,690

2026 Est. T.C.V. 006-125-074-00 = 1,773,889  
 Est. TCV/Total Floor Area = 721.39

Parcel Number: 45-006-125-074-00

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 801,800  | 801,800        | 801,800 | 380,833      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 85,100         | 0       | 0            | 10,282         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 886,900  | 886,900        | 886,900 | 391,115      | 391,115        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-125-074-20   | 2026 Est. T.C.V.    | PYRAMID POINT PARTNERS LLC |
| Property Class: 402 |                     | S DUNNS FARM RD            |
| Map #: 49           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L306 P512/89 L573 P203/01 L192 P897 PRT GOVT LOT 6 SEC 25 COM AT E 1/4 COR TH S  
 3 DEG 20' E 521.53 FT FOR POB TH CONT S 3 DEG 20' E 120 FT TH W 309.51 FT TH N  
 ALG C/L CO RD 675 120.74 FT TH E 309 FT M/L TO POB SEC 25 T29N R14W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                         | 100.00   | 309.00 | 0.9382 | 0.9375 | 600  | 100   |                         | 52,773 |
| A 100' @ 600/FF                         | 20.00    | 309.00 | 0.9382 | 0.9375 | 600  | 50    | SURPLUS: ZONING 100 ft  | 5,277  |
| 120 Actual Front Feet, 0.85 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 58,050 |

2026 Est. T.C.V. 006-125-074-20 = 58,050

Est. TCV/Total Floor Area = 23.61

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 29,600                  | 29,600 | 29,600    | 16,904         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -600   | 0         | 456            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 29,000                  | 29,000 | 29,000    | 17,360         | 17,360      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-075-00   | 2026 Est. T.C.V.    | ROSE MARCIA L TRUST  |
| Property Class: 401 |                     | 6564 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L265 P956/86 L431 P928/96 PRT OF GOVT LOT 6 SEC 25 COM E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD TH ALG SD C/L S 6 DEG 42' E 274 FT S 1 DEG 52'15" E 127.78 FT & S 10 DEG 57'30" W 101.75 FT TO POB TH ALG SD C/L S 10 DEG 57'15" W 101.75 FT TH S 89 DEG 40' W 277.48 FT TO SHR GLEN LAKE TH ALG SD SHR N 9 DEG 22'20" E 101.24 FT TH N 89 DEG 40' E 280.94 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 280.00 | 0.9960 | 1.4114 | 8000 | 100   |                        | 1,124,603 |
| INFERIOR 8000/                          | 1.00     | 280.00 | 0.9960 | 1.4114 | 8000 | 50    | SURPLUS: ZONING 100 ft | 5,623     |
| 101 Actual Front Feet, 0.65 Total Acres |          |        |        |        |      |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 1,130,226 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 26.62 | 140  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 2500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1935 SF Floor Area = 2556 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,314  |          |            |
| 2 Story | Siding   | Crawl Space | 621    |          |            |
|         |          |             | Total: | 406,592  | 304,942    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 583 | 8,698 | 6,523 |
| Treated Wood | 191 | 4,202 | 3,151 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 32 | 1,747 | 1,310 |
|--------------|----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 27,224 | 20,418 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,954 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,396 |
|------------------|---|-------|-------|

Totals: 485,984 364,485

Notes:

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ECF (4080 BIG GLEN) 2.700 => TCV: 984,110

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|                                    |           |           |              |                |         |  |             |
|------------------------------------|-----------|-----------|--------------|----------------|---------|--|-------------|
| 2026 Est. T.C.V. 006-125-075-00    |           |           |              |                |         |  | = 2,121,836 |
| Est. TCV/Total Floor Area = 830.14 |           |           |              |                |         |  |             |
| 2025 Assessed                      | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |             |
| 970,300                            | 970,300   | 970,300   | 378,851      | 2.70           |         |  |             |
| 2026 New Eq. Adjustment            | Loss      |           | Additions    | Tax Adjustment | Losses  |  |             |
| 0                                  | 90,600    | 0         | 0            | 10,228         | 0       |  |             |
| 2026 Assessed                      | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |             |
| 1,060,900                          | 1,060,900 | 1,060,900 | 389,079      | 389,079        | 389,079 |  |             |

45-006-125-076-00  
Property Class: 401  
Map #: 49

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

WILLE THOMAS R & SALLY A  
6538 S DUNNS FARM RD  
MAPLE CITY, MI 49664

L524 P437/99 PRT GOVT LOT 6 SEC 25 COM E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT  
TH S 89 DEG 40' W 309.02 FT TO C/L CO RD TH ALG C/L S 6 DEG 42' E 274.0 FT & S 1  
DEG 52' 15" E 127.78 FT TO POB TH S 10 DEG 57' 30" W 101.75 FT ALG C/L TH S 89  
DEG 40' W 280.94 FT TO SHR GLEN LAKE TH ALG SHR N 9 DEG 22' 20" E 101.24 FT TH N  
89 DEG 40' E 283.4 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 280.00 | 0.9960 | 1.4114 | 8000 | 100   |                        | 1,124,603 |
| INFERIOR 8000/                          | 1.00     | 280.00 | 0.9960 | 1.4114 | 8000 | 50    | SURPLUS: ZONING 100 ft | 5,623     |
| 101 Actual Front Feet, 0.65 Total Acres |          |        |        |        |      |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 1,130,226 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 200  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.53  | 2100 | 0      | 0          |
| Wood Frame            | 51.17 | 38   | 50     | 972        |
| Wood Frame            | 44.38 | 70   | 50     | 1,553      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 12,525     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1971

(11) Heating System: Heat Pump

Ground Area = 3057 SF Floor Area = 3057 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 3,057  |          |            |
|         |          |            | Total: | 566,657  | 396,660    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 172  | 10,102 | 7,071  |
| CCP (1 Story) | 27   | 1,214  | 850    |
| WPP           | 585  | 13,607 | 9,525  |
| WPP           | 629  | 14,618 | 10,233 |
| WPP           | 1002 | 20,531 | 14,372 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 629 | 9,146 | 6,402 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 679 | 35,423 | 24,796 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,145 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 13,835 | 9,684 |
|------------------|---|--------|-------|

Totals: 713,668 499,567

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,348,831

2026 Est. T.C.V. 006-125-076-00 = 2,491,582

Est. TCV/Total Floor Area = 815.04, Most recent sale 09/27/1999 for 655,000

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,142,200     | 1,142,200 | 1,142,200      | 519,922      | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 103,600        | 0            | 0           | 14,037         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,245,800     | 1,245,800 | 1,245,800      | 533,959      | 533,959     | 0              |        |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-125-077-00   | 2026 Est. T.C.V.    | PATTON CHARLES LANPHIER II |
| Property Class: 401 |                     | 6600 S DUNNS FARM RD       |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L291 P325&326/88 PRT OF GOVT LOTS 6 & 7 SEC 25 BEG AT SE COR GOVT LOT 6 TH N 3 DEG 20' W 120.17 FT TH S 89 DEG 40' W 617.80 FT TO SHR GLEN LAKE TH ALG SHR S 21 DEG 48' W 21.62 FT & S 21 DEG 22' 30" W 82.61 FT TH S 87 DEG 36' 30" E 268.87 FT TO C/L CO RD 675 TH ALG C/L S 28 DEG 18' 50" W 12.18 FT & S 28 DEG 20' W 0.33 FT TH S 78 DEG 34' 10"E 415.80 FT TO E LN GOVT LOT 7 TH N 3 DEG 20' W ALG E LN 84.64 FT TO POB SEC 25 T29N R14W 2.6 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 104.00   | 980.10      | 0.9844 | 1.8133 | 8000       | 100   |              | 1,485,149 |
| 104 Actual Front Feet, | 2.34     | Total Acres |        |        | Total Est. |       | Land Value = | 1,485,149 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1928

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2302 SF Floor Area = 2302 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,302  |          |            |
|         |          |             | Total: | 264,966  | 145,732    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 3 Fixture Bath     | 1 | 3,794 | 2,087 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 392 | 20,360 | 11,198 |
| CPP            | 50  | 1,195  | 657    |
| CPP            | 54  | 1,271  | 699    |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |       |
|-----------------------|-----|--------|-------|
| Base Cost             | 506 | 17,786 | 9,782 |
| Common Wall: 1/2 Wall | 1   | -1,005 | -553  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,139 |
|------------------|---|-------|-------|

Totals: 327,213 179,967

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 485,911

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1928

(11) Heating System: Forced Air w/o Ducts

Parcel Number: 45-006-125-077-00

Page: 2

Ground Area = 504 SF Floor Area = 504 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 504  |          |            |
| Total:  |          |             |      | 64,847   | 35,666     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 67,493 | 37,121 |
|---------|--------|--------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 100,226

2026 Est. T.C.V. 006-125-077-00

= 2,076,286

Est. TCV/Total Floor Area = 739.95

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 932,000       | 932,000    | 932,000   | 297,465      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 106,100    | 0         | 0            | 8,031          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,038,100     | 1,038,100  | 1,038,100 | 305,496      | 305,496        | 290,221 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-078-00   | 2026 Est. T.C.V.    | GREY GABLES LLC &    |
| Property Class: 401 |                     | 6630 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L333 P683 L401 P691/95 PRT GOVT LOT 6 & 7 SEC 25 COM AT NE COR SD GOVT LOT 7 TH  
 ALG E LOT LN S 03 DEG 33' 25" E84.64 FT TO POB TH CONT S 03 DEG 33' 25" E 415.85  
 FT TH S 89 DEG 57' 40" W 676.79FT TO C/L CO RD 675 TH ALG SD C/L ON CHORD OF  
 RADIUS CURVE TO RIGHT N 11 DEG 12' 00" E 92.92 FT TH N 87 DEG 25' 35" W 244.91  
 FT TO SHR GLEN LAKE TH ALG SD SHR N 26 DEG 34' 30" E 466.70 FT TH S 87 DEG 36'  
 30" E 268.87 FT TO C/L CO RD 675 TH ALG SD C/L S 29 DEG 10' 00" W 12.51 FT TH S  
 78 DEG 33' 45" E 414.29 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 400.00   | 717.00 | 0.5403 | 1.7034 | 8000  | 100   |                        | 2,945,137                         |
| GROUP A 21000                           | 66.00    | 717.00 | 0.7225 | 1.0060 | 21000 | 50    | SURPLUS: ZONING 100 ft | 503,724                           |
| 466 Actual Front Feet, 7.67 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 3,448,861 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.53  | 2400 | 0      | 0          |
| Wood Frame          | 42.11 | 80   | 50     | 1,684      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00  | 1    | 100    | 5,000      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 16,684     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1928

(11) Heating System: Electric Baseboard

Ground Area = 3409 SF Floor Area = 6314 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,014  |          |            |
| 2 Story    | Siding   | Basement    | 1,395  |          |            |
|            |          |             | Total: | 847,119  | 592,983    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 5,541  | 3,879 |
| 2000 Gal Septic      | 1 | 10,880 | 7,616 |
| Water Well, 100 Feet | 1 | 6,514  | 4,560 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 555 | 43,229 | 30,260 |
| CPP            | 220 | 5,234  | 3,664  |
| CCP (1 Story)  | 306 | 10,557 | 7,390  |
| WCP (1 Story)  | 204 | 11,377 | 7,964  |
| CCP (1 Story)  | 54  | 2,202  | 1,541  |
| CCP (1 Story)  | 64  | 2,584  | 1,809  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Base Cost   | 1016 | 56,642 | 39,649 |
| Door Opener | 3    | 2,015  | 1,410  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
| Garbage Disposal | 1 | 363   | 254   |

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 20,684 | 14,479 |
|------------------|---|--------|--------|

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,044,485 | 731,138 |
|---------|-----------|---------|

Notes: RESIDENCE &amp; 3DOORGARAGEACROSS

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,974,072

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 2 | Single Family | 1 STORY | Cls C | Blt 1972 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1110 SF Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,110  |          |            |
|         |          |             | Total: | 155,638  | 101,165    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

## Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,782  | 3,108 |
| Water Well, 200 Feet | 1 | 10,774 | 7,003 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 24 | 1,812 | 1,178 |
|---------------|----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 187,129 | 121,635 |
|---------|---------|---------|

Notes: SOUTH HOUSE AT ROAD

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 328,415

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 3 | Single Family | 1 STORY | Cls C | Blt 1933 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 860    |          |            |
|         |          |            | Total: | 76,110   | 49,471     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 364 | 6,621 | 4,304 |
|-----|-----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,408 | 4,165 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 860 | 39,216 | 25,490 |
|-----------|-----|--------|--------|

|         |         |        |
|---------|---------|--------|
| Totals: | 129,806 | 84,373 |
|---------|---------|--------|

Notes: BOAT HOUSE WITH BUNK HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 227,807

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|                                                              |            |
|--------------------------------------------------------------|------------|
| Cost Estimates for Commercial/Industrial Building/Section: 1 | Built 2007 |
| Description of Occupancy: NEW SPORTS COURT 2007              |            |

|                              |          |          |      |       |           |
|------------------------------|----------|----------|------|-------|-----------|
| Unit in Place Items          | Rate     | Quantity | Arch | %Good | Depr.Cost |
| /CI17/SPOC/PLATP/METOWDMSFLH | 97267.50 | 1        | 1.00 | 100   | 97,268    |

ECF (4080 BIG GLEN) 2.700 =&gt; TCV of Bldg: 1 = 262,624

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|                                                              |         |
|--------------------------------------------------------------|---------|
| Cost Estimates for Commercial/Industrial Building/Section: 2 | Built 0 |
| Description of Occupancy: NEW 2007 - ATTACHED TO COURT       |         |

Costs are taken from the Clubhouses cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

|               |                  |
|---------------|------------------|
| Class: D      | Quality: Good    |
| Stories: 1    | Story Height: 12 |
| Perimeter: 84 |                  |

Base Rate for Upper Floors = 248.79

Adjusted Square Foot Cost for Upper Floors = 248.79

Total Floor Area: 416 Base Cost New of Upper Floors = 103,496

Reproduction/Replacement Cost = 103,496

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 80,727

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (4080 BIG GLEN)                 | 2.700 => TCV of Bldg: 2 =   | 217,963 |
| Replacement Cost/Floor Area= 248.79 | Est. TCV/Floor Area= 523.95 |         |

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|                                                              |            |
|--------------------------------------------------------------|------------|
| Cost Estimates for Commercial/Industrial Building/Section: 3 | Built 2007 |
| Description of Occupancy: BOAT STORAGE WITH 5 DOORS          |            |

Costs are taken from the Warehouses - Storage cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

|                |                   |
|----------------|-------------------|
| Class: D,Pole  | Quality: Low Cost |
| Stories: 1     | Story Height: 12  |
| Perimeter: 212 |                   |

Base Rate for Upper Floors = 36.41

Adjusted Square Foot Cost for Upper Floors = 36.41

Total Floor Area: 2,448 Base Cost New of Upper Floors = 89,132

Reproduction/Replacement Cost = 89,132

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 69,523

|                                    |                            |         |
|------------------------------------|----------------------------|---------|
| ECF (4080 BIG GLEN)                | 2.700 => TCV of Bldg: 3 =  | 187,712 |
| Replacement Cost/Floor Area= 36.41 | Est. TCV/Floor Area= 76.68 |         |

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|                                                              |            |
|--------------------------------------------------------------|------------|
| Cost Estimates for Commercial/Industrial Building/Section: 4 | Built 2008 |
| Description of Occupancy: STORAGE-PLANNED AS TRAIN ROOM      |            |

Costs are taken from the Warehouses - Storage cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

|                             |                   |
|-----------------------------|-------------------|
| Class: D,Pole               | Quality: Low Cost |
| Stories: 1                  | Story Height: 12  |
| Perimeter: 112              |                   |
| Overall Building Height: 12 |                   |

Base Rate for Upper Floors = 43.64

Adjusted Square Foot Cost for Upper Floors = 43.64

Total Floor Area: 792                      Base Cost New of Upper Floors =              34,562

Reproduction/Replacement Cost =              34,562

Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost =              26,958

ECF (4080 BIG GLEN)                      2.700 => TCV of Bldg: 4 =              72,788

Replacement Cost/Floor Area= 43.64              Est. TCV/Floor Area= 91.90

Cost Estimates for Commercial/Industrial Building/Section: 5              Built 0

Description of Occupancy: TENNIS COURT

| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|------|----------|------|-------|-----------|
| /CI17/SPOC/TENC/ASPCA | 7.65 | 7200     | 1.00 | 95    | 52,326    |

ECF (4080 BIG GLEN)                      2.700 => TCV of Bldg: 5 =              141,280

Total Estimated True Cash Value of Commercial/Industrial Buildings =              882,367

2026 Est. T.C.V. 006-125-078-00                      =              6,878,206

Est. TCV/Total Floor Area = 576.06, Most recent sale 05/15/2008 for 0

| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
|---------------|-----------|-----------|--------------|------|
| 3,162,200     | 3,162,200 | 3,162,200 | 1,614,718    | 2.70 |

| 2026 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|----------|----------------|------|-----------|----------------|--------|
| 0        | 276,900        | 0    | 0         | 43,597         | 0      |

| 2026 Assessed | MBOR      | S.E.V.    | Capped    | ->Taxable<- | PRE/MBT   |
|---------------|-----------|-----------|-----------|-------------|-----------|
| 3,439,100     | 3,439,100 | 3,439,100 | 1,658,315 | 1,658,315   | 1,326,652 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-125-079-00   | 2026 Est. T.C.V.    | GLEN CREST LLC       |
| Property Class: 401 |                     | 6684 S DUNNS FARM RD |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L213 P401/79 L306 P708/90 L593 P088/01 L652 P613 L652 P619&625/02 PRT OF GOVT LOT 7 SEC 25 COM AT NE COR SD GOVT LOT TH S 89 DEG 40' W ALG N LN OF SD GOVT LOT 695.03 FT TO SHR GLEN LAKE TH S 24 DEG 26'40" W ALG SHR 456.15 FT FOR POB TH S 32 DEG 12'50" W ALG SD SHR 120.11 FT TH N 86 DEG 51'20" E 297.67 FT TO C/L CO RD 675 IN ARC OF A 14 DEG 40' CURVE TH NELY ALG SD ARC ON C/L 97.49 FT (CHORD=N 10 DEG 29'50" E 87.28 FT) TH S 89 DEG 40' W 251.64 FT TO POB SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|-----------|
| GROUP A 21000          | 100.00   | 260.00      | 1.0000 | 0.7807 | 21000      | 100   |                        | 1,639,412 |
| INFERIOR 8000/         | 20.00    | 260.00      | 0.9297 | 1.3906 | 8000       | 50    | SURPLUS: ZONING 100 ft | 103,423   |
| 120 Actual Front Feet, | 0.72     | Total Acres |        |        | Total Est. |       | Land Value =           | 1,742,835 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1930

(11) Heating System: Electric Baseboard  
 Ground Area = 550 SF Floor Area = 1100 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 550    |          |            |
|         |          |             | Total: | 142,039  | 85,224     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 132 | 10,050 | 6,030 |
|----------------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 3,989 |
|------------------|---|-------|-------|

Totals: 176,641 105,985

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 286,158

2026 Est. T.C.V. 006-125-079-00 = 2,033,993

Est. TCV/Total Floor Area = 1849.08

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 965,900                 | 965,900   | 965,900   | 270,475        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 51,100    | 0         | 7,302          | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,017,000               | 1,017,000 | 1,017,000 | 277,777        | 277,777     | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-125-080-00   | 2026 Est. T.C.V.    | HALEY FAMILY LTD PARTNERSHIP |
| Property Class: 401 |                     | 4475 W GLEN EDEN DR          |
| Map #: 47           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L462 P101/98 PRT GOVT LOT 3 SEC 25 BEG AT PT 1354 .8 FT E & 656.9 FT S OF NW COR  
 LOT 3 TH N 62 DEG 49' E 50 FT TH S 30 DEG 1' E 295.8 FT TO SHR GLEN LAKE TH S 74  
 DEG 37' W ALG SHR 95 FT TH N 21 DEG 18' W 277.4 FT TO POB SEC 25 T29N R14W  
 .44 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 93.33    | 290.30 | 1.0000 | 0.8025 | 21000 | 100   |        | 1,572,862                         |
| 93 Actual Front Feet, 0.62 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,572,862 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 1500 | 0      | 0          |
| Wood Frame                                          | 49.36    | 48   | 50     | 1,184      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,184      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1889 SF Floor Area = 3306 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,889  |          |            |
|            |          |             | Total: | 478,028  | 382,422    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| Separate Shower    | 1 | 2,720  | 2,176  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 256 | 17,160 | 13,728 |
| WCP (1 Story)  | 112 | 7,200  | 5,760  |
| WCP (1 Story)  | 96  | 6,421  | 5,137  |

##### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 28  | 1,334  | 1,067  |
| Treated Wood | 64  | 2,109  | 1,687  |
| Treated Wood | 144 | 3,475  | 2,780  |
| Treated Wood | 955 | 13,150 | 10,520 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 904 | 43,446 | 34,757 |
| Door Opener | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

##### Local Cost Items



Parcel Number: 45-006-125-080-00

Page: 2

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 615,810 | 492,649 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,330,152

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-125-080-00 | = | 2,909,198 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 879.98

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,384,500               | 1,384,500 | 1,384,500 | 480,018        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 70,100    | 0         | 12,960         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,454,600               | 1,454,600 | 1,454,600 | 492,978        | 492,978     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-126-001-01   | 2026 Est. T.C.V.    | CAMPBELL FAMILY COTTAGE LLC |
| Property Class: 401 |                     | 5327 W NORTHWOOD DR         |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

DC L359 P762 L359 P767/93 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 11' 26" W ALG N-S 1/4 LN 1537.46 FT TO C/L NORTHWOOD DRIVE TH S 85 DEG 27' 00" E ALG C/L 769.72 FT TH N 82 DEG 20' 00" E ALG C/L 134.95 FT FOR POB TH CONT N 82 DEG 20' 00" E 124 FT M/L TH S 0 DEG 14' 30" W 684.15 FT TO SHR GLEN LAKE TH NWLY ALG SHR GLEN LAKE 124 FT M/L TH N 0 DEG 41' 26" E 620.18 FT TO POB SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 630.00 | 1.0000 | 0.9740 | 21000 | 100   |                        | 2,045,408                         |
| GROUP A 21000                           | 24.00    | 630.00 | 1.0000 | 0.9740 | 21000 | 50    | SURPLUS: ZONING 100 ft | 245,449                           |
| 124 Actual Front Feet, 1.79 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,290,857 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 144  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1935

(11) Heating System: Electric Baseboard  
 Ground Area = 1586 SF Floor Area = 1586 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,586  |          |            |
|         |          |             | Total: | 211,970  | 127,183    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,702 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 480 | 7,229 | 4,337 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 440 18,146 10,888

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

##### Porches

|     |    |       |     |
|-----|----|-------|-----|
| WPP | 24 | 1,272 | 763 |
|-----|----|-------|-----|

Totals: 267,755 160,654

Notes: SIDING IS OVER THE ORIGINAL 1935 EST LOGS (PER DON CAMPBELL).

ECF (4080 BIG GLEN) 2.700 => TCV: 433,765

Parcel Number: 45-006-126-001-01

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Est. TCV/Total Floor Area = 1721.07

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,302,200     | 1,302,200      | 1,302,200 | 323,404      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 62,600         | 0         | 0            | 8,731          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,364,800     | 1,364,800      | 1,364,800 | 332,135      | 332,135        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-001-10   | 2026 Est. T.C.V.    | LATTO AARON B TRUST  |
| Property Class: 401 |                     | 5333 W NORTHWOOD DR  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L272 P921/87 L605 P217/01 L872 P570/05 L918 P541/06 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SEC 26 TH S 00 DEG 11' 26" W ALG N-S 1/4 LN 1537.46 FT TO C/L NORTHWOOD DR TH S 85 DEG 27' 00" E ALG C/L 769.72 FT TH N 82 DEG 20' 00" E ALG C/L 29.08 FT FOR POB TH N 82 DEG 20' 00" E ALG C/L 105.87 FT TH S 00 DEG 41' 26" W 620.18 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 85 DEG 09' 15" W ALG TRAVERSE LN 95.39 FT TH N 00 DEG 13'46" W 597.95 FT TO POB SUBJECT TO EASEMENTS SEC 26 T29N R14W 1.398 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                  | 95.39    | 639.31 | 1.0000 | 0.9776 | 21000 | 100   |        | 1,958,285 |
| 95 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,958,285 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 15.89    | 450  | 50     | 3,575      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,575      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2026

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2208 SF Floor Area = 3940 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,208  |          |            |
| 1 Story   | Siding   | Overhang    | 628    |          |            |
|           |          |             | Total: | 480,593  | 475,814    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 4 | 18,267 | 18,084 |
| 2 Fixture Bath     | 1 | 3,056  | 3,025  |
| Separate Shower    | 1 | 1,336  | 1,323  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CSEP (1 Story) | 138 | 6,763 | 6,695 |
| WCP (1 Story)  | 60  | 3,801 | 3,763 |
| CGEP (1 Story) | 48  | 4,949 | 4,900 |
| CCP (1 Story)  | 52  | 1,670 | 1,653 |
| CPP            | 158 | 3,201 | 3,169 |
| CPP            | 530 | 8,968 | 8,878 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 703 | 33,913 | 33,574 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 1   | 537    | 532    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
| Sauna            | 1 | 6,641 | 6,575 |

##### Fireplaces

Parcel Number: 45-006-126-001-10

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|                       |     |         |         |            |
|-----------------------|-----|---------|---------|------------|
| Prefab 2 Story        | 1   | 3,170   | 3,138   |            |
| Deck                  |     |         |         |            |
| w/Roof (Roof portion) | 267 | 4,243   | 4,201   |            |
| Local Cost Items      |     |         |         |            |
| GENERATOR             | 1   | 1       | 1       | *100% Good |
| Totals:               |     | 600,798 | 594,816 |            |

Notes: 2024 DEMO ORIGINAL TO FOUNDATION

ECF (4080 BIG GLEN) 2.700 => TCV: 1,606,003  
80% Completed => Est. True Cash Value 2026 = 1,284,803

|                                                                               |                |           |              |                |         |           |
|-------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|---------|-----------|
| 2026 Est. T.C.V. 006-126-001-10                                               |                |           |              |                | =       | 3,251,663 |
| Est. TCV/Total Floor Area = 825.30, Most recent sale 12/11/2019 for 1,850,000 |                |           |              |                |         |           |
| 2025 Assessed                                                                 | MBOR           | S.E.V.    | Base for Cap | IRM            |         |           |
| 1,388,100                                                                     | 1,388,100      | 1,388,100 | 1,219,620    | 2.70           |         |           |
| 2026 New                                                                      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |           |
| 171,800                                                                       | 65,900         | 0         | 171,800      | 32,929         |         | 0         |
| 2026 Assessed                                                                 | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |           |
| 1,625,800                                                                     | 1,625,800      | 1,625,800 | 1,424,349    | 1,424,349      |         | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-002-00   | 2026 Est. T.C.V.    | DEAN DIANE N         |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L290 P825 L320 P453 L416 P924&925/96 L636 P1/02 L760 P796/03 2002 INTEREST SPLIT FROM 006-126-002-00 W 1/2 OF FOLLOWING DESC PARCEL: PRT OF GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG N LN SD SEC 200.00 FT FOR POB TH CONT ALG SD N LN S 88 DEG 40'54" E 200.00 FT TH S 02 DEG 07'40" W 1573.45 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 83 DEG 29'44" W 200.56 FT TH N 02 DEG 07'40" E 1555.32 FT TO POB SEC 26 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | CONSERVATION EASEMENT |            |                          |        |
|-----------------------------------------|----------|-------------|--------|-----------------------|------------|--------------------------|--------|
| Description                             | Frontage | Depth       | Front  | Depth                 | Rate %Adj. | Reason                   | Value  |
| E 100' @ 800/                           | 200.00   | 779.94      | 0.7846 | 1.2267                | 800        | 10 CONSERVATION EASEMENT | 15,400 |
| 200 Actual Front Feet, 3.58 Total Acres |          |             |        |                       |            | Total Est. Land Value =  | 15,400 |

2026 Est. T.C.V. 006-126-002-00 = 15,400

Est. TCV/Total Floor Area = 3.91, Most recent sale 08/29/2003 for 155,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 9,300         | 9,300      | 9,300  | 4,092        | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,600     | 0      | 0            | 110            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 7,700         | 7,700      | 7,700  | 4,202        | 4,202          | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-002-05   | 2026 Est. T.C.V.    | DEAN DIANE N         |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L636 P3/02 L713 P622/03 2002 SPLIT FROM 006-126-002-00 E 1/2 OF FOLLOWING DESC  
 PARCEL: PRT OF GOVT LOT 2 SEC 26 COM AT N 1/4 COR SD SEC TH S 88 DEG 40'54" E  
 ALG N SEC LN 200.00 FT TO POB TH CONT S 88 DEG 40'54" E ALG N SEC LN 200.00 FT  
 TH S 02 DEG 07'40" W 1573.45 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 83 DEG  
 29'44" W 200.56 FT TH N 02 DEG 07'40" E 1555.32 FT TO POB SEC 26 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate                    | %Adj. | Reason                | Value  |
|-----------------------------------------|----------|---------|--------|--------|-------------------------|-------|-----------------------|--------|
| C 100' @ 2000/                          | 100.28   | 1565.32 | 0.9993 | 1.3773 | 2000                    | 10    | CONSERVATION EASEMENT | 27,604 |
| 100 Actual Front Feet, 3.60 Total Acres |          |         |        |        | Total Est. Land Value = |       |                       | 27,604 |

2026 Est. T.C.V. 006-126-002-05 = 27,604

Est. TCV/Total Floor Area = 7.01, Most recent sale 03/14/2003 for 150,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 13,800                  | 13,800 | 13,800    | 4,107          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 110            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 13,800                  | 13,800 | 13,800    | 4,217          | 4,217       | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-126-002-10   | 2026 Est. T.C.V.    | SMITH DENICE K & JAMES M |
| Property Class: 401 |                     | 5500 W NORTHWOOD DR      |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L392 P188 L445 P539/97 L576 P148/01 PRT GOVT LOT 2 SEC 26 BEG N 1/4 COR SD SEC TH ALG N-S 1/4 LN SD SEC S 02 DEG 07' 40" W1537.18 FT TO C/L NORTHWOOD DRIVE TH S 83 DEG 29' 44" E ALG SD C/L 200.56 FT TH N 02 DEG 07' 40" E PARALLEL TO SD N-S 1/4 LN 1555.32 FT TO N LN SD SEC TH ALG SD N SEC LN N 88 DEG 40' 54" W 200 FT TO POB SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|---------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 200.56   | 1546.32 | 0.7838 | 1.5588 | 800  | 100   |        | 196,034                         |
| 201 Actual Front Feet, 7.12 Total Acres |          |         |        |        |      |       |        | Total Est. Land Value = 196,034 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01      | 6800 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 3324 SF Floor Area = 3996 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 632  |          |            |
| 1 Story | Siding   | Crawl Space | 432  |          |            |
| 1 Story | Siding   | Crawl Space | 528  |          |            |
| 1 Story | Siding   | Crawl Space | 600  |          |            |
| 1 Story | Siding   | Crawl Space | 448  |          |            |
| 1 Story | Siding   | Crawl Space | 684  |          |            |
| 1 Story | Siding   | Overhang    | 672  |          |            |
| Total:  |          |             |      | 694,432  | 520,851    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |        |       |
|----------------|---|--------|-------|
| 3 Fixture Bath | 1 | 10,275 | 7,706 |
|----------------|---|--------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,508 |
| Water Well, 100 Feet | 1 | 6,941 | 5,206 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 128 | 11,473 | 8,605 |
| WPP            | 27  | 1,887  | 1,415 |
| WCP (1 Story)  | 32  | 3,260  | 3,032 |

\*93% Good

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 304 | 5,916 | 4,437 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Base Cost           | 1020 | 65,433 | 49,075 |
| Storage Over Garage | 688  | 14,648 | 10,986 |
| Door Opener         | 3    | 2,257  | 1,693  |

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 420 | 30,433 | 22,825 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,137 |
|------------------|---|-------|-------|



Parcel Number: 45-006-126-002-10

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 Totals: 859,816 645,476
 

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Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 1,420,047

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 2026 Est. T.C.V. 006-126-002-10 = 1,626,081

Est. TCV/Total Floor Area = 406.93, Most recent sale 05/30/1997 for 268,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 704,100                 | 704,100 | 704,100   | 304,861        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 108,900 | 0         | 8,231          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 813,000                 | 813,000 | 813,000   | 313,092        | 313,092     | 253,605 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-002-21   | 2026 Est. T.C.V.    | READ KIP & LESLIE    |
| Property Class: 401 |                     | 5324 W NORTHWOOD DR  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2020002985 A PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 88°40'54" EAST, 600.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°40'54" EAST, 719.10 FEET (RECORDED AS 719.29 FEET) TO THE EAST LINE OF GOVERNMENT LOT 2; THENCE ALONG SAID EAST LINE, SOUTH 01°56'55" WEST, (RECORDED AS SOUTH 01°55'59" WEST) 1235.25 FEET; THENCE SOUTH 84°18'50" WEST, 400.00 FEET; THENCE SOUTH 63°29'40" WEST, 207.65 FEET; THENCE SOUTH 02°09'00" WEST, 97.81 FEET; THENCE NORTH 85°33'05" WEST, 145.00 FEET; THENCE NORTH 02°09'00" EAST, 1470.91 FEET TO THE POINT OF BEGINNING.

CONSERVATION EASEMENT L963P86  
COMBINED ON 12/31/2022 FROM 006-126-002-20, 006-126-002-40;

Split/Comb. on 01/12/2023 completed 01/12/2023 TIM ;  
Parent Parcel(s): 006-126-002-20, 006-126-002-40;  
Child Parcel(s): 006-126-002-21;  
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Land Value Estimates for Land Table 4120.4120 RESI  
\* Factors \*

| Description                              | Frontage | Depth   | Front | Depth | Rate | %Adj. | Reason                         | Value   |
|------------------------------------------|----------|---------|-------|-------|------|-------|--------------------------------|---------|
| E 100' @ 800/                            | 100.00   | 1058.51 | 0.50  | 13    | 800  | 100   |                                | 54,750  |
| E 100' @ 800/                            | 619.10   | 1368.51 | 0.50  | 13    | 800  | 50    | SURPLUS: CONSERVATION EASEMENT | 185,421 |
| 719 Actual Front Feet, 21.88 Total Acres |          |         |       |       |      |       |                                |         |
| Total Est. Land Value =                  |          |         |       |       |      |       |                                | 240,172 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size  | % Good | Cash Value |
|-----------------------------------------------------|-------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95  | 16000 | 50     | 23,600     |
| Wood Frame                                          | 21.52 | 288   | 50     | 3,099      |
| Total Estimated Land Improvements True Cash Value = |       |       |        | 26,699     |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2024

(11) Heating System: Forced Heat & Cool  
Ground Area = 1940 SF Floor Area = 1940 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,940 |          |            |
| Total:  |          |             |       | 228,586  | 226,301    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 1,197 |
| 3 Fixture Bath     | 1 | 3,794 | 3,756 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 4,428 |
| Water Well, 150 Feet | 1 | 8,175 | 8,093 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 29 | 1,266 | 1,253 |
| Treated Wood | 29 | 1,266 | 1,253 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,915 |
|------------------|---|-------|-------|

Totals: 250,703 248,196

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 546,031

Parcel Number: 45-006-126-002-21

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2026 Est. T.C.V. 006-126-002-21 = 812,902  
 Est. TCV/Total Floor Area = 419.02, Most recent sale 05/18/2020 for 160,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 394,100       | 394,100        | 394,100 | 300,623      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 12,400         | 0       | 0            | 8,116          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 406,500       | 406,500        | 406,500 | 308,739      | 308,739        | 308,739 |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-126-002-25   | 2026 Est. T.C.V.    | MCCURTIES JANICE M TRUST |
| Property Class: 401 |                     | 5338 W NORTHWOOD DR      |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L521 P828/99 DC L610 P726/01 DC L793 P101/04 L796 P941/04 L886 P308/05 2006  
 INTEREST REVISED (FROM COMBINATION OF 006-126-002-27) PRT OF GOVT LOT 2 SEC 26  
 COM N 1/4 COR SD SEC TH ALG N LN S 88 DEG 40'54" E 600 FT TH S 02 DEG 09'00" W  
 1470.91 FT TO POB TH S 85 DEG 33'05" E 145 FT TH N 02 DEG 09'00" E 97.81 FT TH N  
 63 DEG 29'40"E 207.65 FT TH S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG  
 SD LN S 84 DEG 18'50" W 161.92 FT TH ALG SD LN N 83 DEG 28'15" W 168.25 FT TH N  
 02 DEG 09' 00" E 120.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 26  
 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|--------|
| E 100' @ 800/                           | 100.00   | 403.53 | 0.8448 | 0.9741 | 800  | 100   |                 | 65,830 |
| E 100' @ 800/                           | 61.92    | 403.53 | 0.8448 | 0.9741 | 800  | 50    | SURPLUS: ZONING | 20,381 |
| 162 Actual Front Feet, 1.50 Total Acres |          |        |        |        |      |       |                 | 86,210 |
| Total Est. Land Value =                 |          |        |        |        |      |       |                 | 86,210 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68 | 3000 | 50     | 5,520      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,520      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2033 SF Floor Area = 2033 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,033 |          |            |
| Total:  |          |             |       | 343,571  | 274,856    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 80  | 3,173  | 2,538  |
| WGEP (1 Story) | 196 | 19,929 | 15,943 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 387 | 6,649 | 5,319 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 39,456 | 31,565 |
| Door Opener | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
| Dishwasher       | 1 | 1,175 | 940   |
| Garbage Disposal | 1 | 363   | 290   |
| Microwave        | 1 | 813   | 650   |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,822 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

Totals: 449,213 359,369

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 790,612

---

2026 Est. T.C.V. 006-126-002-25 = 882,342  
 Est. TCV/Total Floor Area = 434.01, Most recent sale 12/27/2005 for 425,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 385,100       | 385,100 | 385,100 | 295,554      | 2.70 |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 56,100         | 0    | 0         | 7,979          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 441,200       | 441,200 | 441,200 | 303,533 | 303,533     | 303,533 |

45-006-126-002-26  
Property Class: 402  
Map #: 50

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

NELSON MICHAEL & SUZANNE  
W NORTHWOOD DR  
GLEN ARBOR, MI 49636

L531 P328/99 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH ALG N LN SEC LN S 88  
DEG 40'54" E 600 FT TH S 02 DEG 09'00" W 1591.56 FT TO C/L NORTHWOOD DR TH S 83  
DEG 28'15" E 168.25 FT TH ALG SD C/L N 84 DEG 18'50" E 161.92 FT TO POB TH N 01  
DEG 56'55" E 303 FT TH N 84 DEG 18'50" E 200 FT TH S 01 DEG 56'55" W 303 FT TO  
C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 200 FT TO POB SUBJECT TO &  
TOGETHER WITH EASEMENT SEC 26 T29N R14W 1.38 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/          | 200.00   | 303.00      | 0.7846 | 0.8811 | 800        | 100   |              | 110,610 |
| 200 Actual Front Feet, | 1.39     | Total Acres |        |        | Total Est. |       | Land Value = | 110,610 |

2026 Est. T.C.V. 006-126-002-26 = 110,610

Est. TCV/Total Floor Area = 54.41, Most recent sale 03/25/2021 for 145,000

| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 73,100                  | 73,100  | 73,100 | 67,745       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -17,800 | 0      | 0            | -12,445        | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 55,300                  | 55,300  | 55,300 | 69,574       | 55,300         | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-126-002-28   | 2026 Est. T.C.V.    | GORDON DANIEL A & MARGUERITE |
| Property Class: 402 |                     | W NORTHWOOD DR               |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L521 P994/99 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC S 88 DEG 40'54" E  
 1319.10 FT TO E LN GOVT LOT 2 TH S 01 DEG 56'55" W 1235.25 FT TO POB TH CONT S  
 01 DEG 56' 55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 200  
 FT TH N 01 DEG 56'55" E 303 FT TH N 84 DEG 18'50" E 200 FT TO POB SUBJECT TO  
 EASEMENT SEC 26 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/          | 200.00   | 303.00      | 0.7846 | 0.8811 | 800        | 100   |              | 110,610 |
| 200 Actual Front Feet, | 1.39     | Total Acres |        |        | Total Est. |       | Land Value = | 110,610 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-126-002-28 | = | 110,610 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 54.41

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 73,100                  | 73,100  | 73,100    | 46,731         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -17,800 | 0         | 0              | 1,261       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 55,300                  | 55,300  | 55,300    | 47,992         | 47,992      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-002-30   | 2026 Est. T.C.V.    | DEAN HOWARD & DIANE  |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L453 P792 L500 P418&419 L528 P863/99 L755 P862/03 PRT OF GOVT LOT 2 SEC 26 COM N  
 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG N LN SD SEC 400 FT TO POB TH CONT ALG SD  
 N SEC LN S 88 DEG 40'54" E 200 FT TH S 02 DEG 07'40" W PARALLEL TO N-S 1/4 LN  
 1591.58 FT TO C/L NORTHWOOD DR TH N 83 DEG 29'44" W ALG SD C/L 200.56 FT TH N 02  
 DEG 07'40" E 1573.45 FT TO POB SEC 26 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | CONSERVATION EASEMENT |                         |                              |
|-----------------------------------------|----------|-------------|--------|-----------------------|-------------------------|------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth                 | Rate %Adj.              | Reason Value                 |
| E 100' @ 800/                           | 200.00   | 789.96      | 0.7846 | 1.2322                | 800 10                  | CONSERVATION EASEMENT 15,469 |
| 200 Actual Front Feet, 3.63 Total Acres |          |             |        |                       | Total Est. Land Value = | 15,469                       |

2026 Est. T.C.V. 006-126-002-30 = 15,469

Est. TCV/Total Floor Area = 7.61, Most recent sale 08/08/2003 for 320,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 9,300         | 9,300      | 9,300  | 4,092        | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,600     | 0      | 0            | 110            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 7,700         | 7,700      | 7,700  | 4,202        | 4,202          | 0       |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-126-003-00   | 2026 Est. T.C.V.    | ANDERSON PETER F TRUST |
| Property Class: 402 |                     | W NORTHWOOD DR         |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

E 1/2 OF NE 1/4 OF NW 1/4 & E 1/2 OF GOVT LOT 3 LYING N OF HWY SEC 26 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|------------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                            | 664.00   | 1377.65 | 0.5155 | 1.4970 | 800  | 100   |                         | 409,946 |
| 664 Actual Front Feet, 21.00 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 409,946 |

2026 Est. T.C.V. 006-126-003-00 = 409,946

Est. TCV/Total Floor Area = 201.65, Most recent sale 07/08/2007 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 262,500                 | 262,500 | 262,500   | 119,350        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -57,500 | 0         | 3,222          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 205,000                 | 205,000 | 205,000   | 122,572        | 122,572     | 122,572 |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-126-004-01   | 2026 Est. T.C.V.    | HUFFSMITH JOSEPH & WHITNEY TRUST |
| Property Class: 401 |                     | 5493 W NORTHWOOD DR              |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 497.98 FT TO THE POINT OF BEGINNING. CONTAINS 1.21 MOL AKA PARCEL B CHILD PARCEL(S): FROM 006-126-004-01 TO 006-126-004-10;

----- SPLIT ON 01/07/2011 FROM 006-126-004-00; 004-01 PARENT - 004-10 CHILD L252 P539 L599 P650 L606 P35/01 L778 P537/03 PRT OF GOVT LOT 2 SEC 26 COM N 1/4 SEC COR TH S 00 DEG 04'30" E ALG N-S 1/4 LN 1527.34 FT TO C/L NORTHWOOD DR & POB TH CONT S 00 DEG 04'30" E 496.52 FT TO SHR GLEN LAKE TH ALG SHR S 70 DEG 31'02" E 212.24 FT TH N 00 DEG 04'30" W 551.39 FT TO SD C/L TH N 85 DEG 27'00" W 200.65 FT TO POB SEC 26 T29N R14W 1.75 A M/L.

SPLIT/COMB. ON 01/07/2011 COMPLETED / / POLLY LAND SPLIT ;  
PARENT PARCEL(S): 006-126-004-00;  
CHILD PARCEL(S): FROM 006-126-004-01 TO 006-126-004-10;

-----  
SPLIT ON 01/07/2011 FROM 006-126-004-00; 004-01 PARENT - 004-10 CHILD

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 486.50 | 1.0000 | 0.9131 | 21000 | 100   |                        | 1,917,412 |
| GROUP A 21000                                                   | 8.38     | 486.50 | 1.0000 | 0.9131 | 21000 | 50    | SURPLUS: ZONING 100 ft | 80,311    |
| 108 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,997,723 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Fencing: Wrought iron                               | 26.27     | 50   | 50     | 657        |
| Dock: Light posts                                   | 55.62     | 756  | 50     | 21,024     |
| D/W/P: Asphalt Paving                               | 4.01      | 4875 | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 11.81     | 1080 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 41,681     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2015

(11) Heating System: Forced Heat & Cool  
Ground Area = 2080 SF Floor Area = 3120 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories                                 | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------------------|----------|------------|--------|----------|------------|
| 1.5 Story                               | Siding   | Basement   | 2,080  |          |            |
|                                         |          |            | Total: | 606,627  | 545,963    |
| Other Additions/Adjustments             |          |            |        |          |            |
| Basement Living Area                    |          |            | 2000   | 116,460  | 104,814    |
| Exterior Stone Veneer                   |          |            | 400    | 20,332   | 18,299     |
| Basement, Outside Entrance, Below Grade |          |            | 1      | 4,609    | 4,148      |
| Plumbing                                |          |            |        |          |            |
| Average Fixture(s)                      |          |            | 1      | 3,257    | 2,931      |
| 3 Fixture Bath                          |          |            | 5      | 51,376   | 46,238     |

Parcel Number: 45-006-126-004-01

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## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,410 |
| Water Well, 100 Feet | 1 | 6,941 | 6,247 |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 325 | 17,232 | 15,509 |
|---------------|-----|--------|--------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 846 | 57,756 | 51,980 |
| Door Opener | 2   | 1,504  | 1,354  |

## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 2 | 13,699 | 12,329 |
|------------------|---|--------|--------|

## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Interior 2 Story  | 1 | 9,604  | 8,644  |
| 2nd on Same Stack | 2 | 12,088 | 10,879 |
| Exterior 2 Story  | 1 | 11,786 | 10,607 |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 939,283 845,353

Notes: "HAND SCRAPED" ASH FLOORS

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,282,453

2026 Est. T.C.V. 006-126-004-01

= 4,321,857

Est. TCV/Total Floor Area = 1385.21, Most recent sale 12/14/2018 for 2,750,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2,071,000     | 2,071,000  | 2,071,000 | 1,641,037    | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 89,900     | 0         | 0            | 44,307         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,160,900     | 2,160,900  | 2,160,900 | 1,685,344    | 1,685,344      | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-126-004-10   | 2026 Est. T.C.V.    | SKOGSBERGH JAMES H TRUSTEE |
| Property Class: 401 |                     | 5485 W NORTHWOOD DR        |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR: THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.54 FT TO POB; THENCE CONTINUING SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.19 FT; THENCE SOUTH 00°11'11" EAST 552.45 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST, ALONG SAID SHORE 100.00 FT; THENCE NORTH 00°47'49" WEST. 527.26 FT TO POB CONTAINS 1.20 MOL AKA PARCEL A CHILD PARCEL(S): FROM 006-126-004-01 TO 006-126-004-10; ----- SPLIT ON 01/07/2011 FROM 006-126-004-00; 004-01 PARENT - 004-10 CHILD L252 P539 L599 P650 L606 P35/01 L778 P537/03 PRT OF GOVT LOT 2 SEC 26 COM N 1/4 SEC COR TH S 00 DEG 04'30" E ALG N-S 1/4 LN 1527.34 FT TO C/L NORTHWOOD DR & POB TH CONT S 00 DEG 04'30" E 496.52 FT TO SHR GLEN LAKE TH ALG SHR S 70 DEG 31'02" E 212.24 FT TH N 00 DEG 04'30" W 551.39 FT TO SD C/L TH N 85 DEG 27'00" W 200.65 FT TO POB SEC 26 T29N R14W 1.75 A M/L. CHILD PARCEL(S): FROM 006-126-004-01 TO 006-126-004-10; ----- SPLIT ON 01/07/2011 FROM 006-126-004-00; 004-01 PARENT - 004-10 CHILD

SPLIT/COMB. ON 01/07/2011 COMPLETED / / POLLY LAND SPLIT ;  
 PARENT PARCEL(S): 006-126-004-00;  
 CHILD PARCEL(S): FROM 006-126-004-01 TO 006-126-004-10;  
 -----  
 SPLIT ON 01/07/2011 FROM 006-126-004-00; 004-01 PARENT - 004-10 CHILD

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 522.72 | 1.0000 | 0.9296 | 21000      | 100   |              | 1,952,145 |
| 100 Actual Front Feet, 1.20 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,952,145 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Dock: Light posts                                   | 55.62     | 144  | 50     | 4,004      |
| D/W/P: 4in Ren. Conc.                               | 11.81     | 800  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.67      | 1800 | 0      | 0          |
| Wood Frame                                          | 47.09     | 84   | 50     | 1,978      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 15,982     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2014

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2998 SF Floor Area = 5861 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,998 |          |            |
| 1 Story    | Siding   | Overhang    | 600   |          |            |
| 0.5 Story  | Siding   | Overhang    | 29    |          |            |
|            |          | Total:      |       | 915,204  | 823,683    |

#### Other Additions/Adjustments

|                    |     |        |        |  |
|--------------------|-----|--------|--------|--|
| Exterior           |     |        |        |  |
| Stone Veneer       | 100 | 5,083  | 4,575  |  |
| Plumbing           |     |        |        |  |
| Average Fixture(s) | 1   | 3,257  | 2,931  |  |
| 3 Fixture Bath     | 5   | 51,376 | 46,238 |  |
| Water/Sewer        |     |        |        |  |
| 1000 Gal Septic    | 1   | 6,011  | 5,410  |  |

Parcel Number: 45-006-126-004-10

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|                                                          |      |           |           |
|----------------------------------------------------------|------|-----------|-----------|
| 2000 Gal Septic                                          | 1    | 11,719    | 10,547    |
| Water Well, 100 Feet                                     | 1    | 6,941     | 6,247     |
| Porches                                                  |      |           |           |
| CPP                                                      | 148  | 4,316     | 3,884     |
| CCP (1 Story)                                            | 33   | 1,600     | 1,440     |
| CPP                                                      | 1443 | 29,365    | 26,428    |
| Balcony                                                  |      |           |           |
| Wood Balcony                                             | 116  | 7,049     | 6,344     |
| Garages                                                  |      |           |           |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |      |           |           |
| Base Cost                                                | 621  | 46,563    | 41,907    |
| Common Wall: 1 Wall                                      | 1    | -3,584    | -3,226    |
| Door Opener                                              | 1    | 752       | 677       |
| Built-Ins                                                |      |           |           |
| Appliance Allow.                                         | 1    | 6,850     | 6,165     |
| Fireplaces                                               |      |           |           |
| Interior 2 Story                                         | 1    | 9,604     | 8,644     |
| 2nd on Same Stack                                        | 1    | 6,044     | 5,440     |
| Wood Stove                                               | 1    | 4,499     | 4,049     |
| Local Cost Items                                         |      |           |           |
| GENERATOR                                                | 1    | 1         | 1         |
| Totals:                                                  |      | 1,112,650 | 1,001,384 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,703,737

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls B Blt 2014

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 692 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 692    |          |            |
|         |          |            | Total: | 83,331   | 74,998     |

## Other Additions/Adjustments

|                    |   |             |
|--------------------|---|-------------|
| Plumbing           |   |             |
| Average Fixture(s) | 1 | 3,257 2,931 |

## Garages

|                                                          |     |               |
|----------------------------------------------------------|-----|---------------|
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |               |
| Base Cost                                                | 923 | 61,287 55,158 |
| Door Opener                                              | 1   | 752 677       |

## Porches

|               |    |             |
|---------------|----|-------------|
| CCP (1 Story) | 24 | 1,573 1,416 |
|---------------|----|-------------|

Totals: 150,200 135,180

Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM WITH SHOWER.

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 364,986

2026 Est. T.C.V. 006-126-004-10 = 5,036,850

Est. TCV/Total Floor Area = 768.63, Most recent sale 11/10/2010 for 1,400,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|-----------|-----------|----------------|--------|
| 2,413,000               | 2,413,000 | 2,413,000 | 1,509,449      | 2.70   |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses |

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|               |           |           |           |             |         |
|---------------|-----------|-----------|-----------|-------------|---------|
| 0             | 105,400   | 0         | 0         | 40,755      | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped    | ->Taxable<- | PRE/MBT |
| 2,518,400     | 2,518,400 | 2,518,400 | 1,550,204 | 1,550,204   | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-126-006-00   | 2026 Est. T.C.V.    | ANDERSON PETER F TRUST |
| Property Class: 401 |                     | 5551 W NORTHWOOD DR    |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L275 P802 PRT GOVT LOT 3 SEC 26 BEG 1527.34 FT S & 166.56 FT W OF N 1/4 SEC COR  
 TH ALG C/L CO RD N 85 DEG 27' W 200 FT TH S 569.64 FT TO SHR GLEN LAKE TH ALG  
 SHR S 86 DEG E 200 FT TH N 0 DEG 02' W 567.1 FT M/L TO POB SEC 26 T29N R14W 2.62  
 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                           | 200.00   | 570.00 | 0.8927 | 0.9499 | 21000 | 100   |        | 3,561,533                         |
| 200 Actual Front Feet, 2.62 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 3,561,533 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 18.35     | 780  | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1956

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 3083 SF Floor Area = 3083 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 3,083  |          |            |
|         |          |             | Total: | 398,801  | 259,212    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,408 | 4,165 |
|--------------|-----|-------|-------|

##### Garages

|                                                            |      |        |        |
|------------------------------------------------------------|------|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 1008 | 33,103 | 21,517 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 512  | 20,193 | 13,125 |
| Class: C Exterior: Pole (Unfinished)                       |      |        |        |
| Base Cost                                                  | 2016 | 48,626 | 31,607 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 1 Story | 4 | 26,055 | 16,936 |
|------------------|---|--------|--------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 555,657 361,169

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 975,156

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2026 Est. T.C.V. 006-126-006-00 = 4,546,689  
 Est. TCV/Total Floor Area = 1474.76, Most recent sale 07/07/2007 for 0  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,171,300 2,171,300 2,171,300 1,636,101 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 102,000 0 0 44,174 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,273,300 2,273,300 2,273,300 1,680,275 1,680,275 1,680,275



|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-126-007-00   | 2026 Est. T.C.V.    | FRANK EDMUND H & EUSTACIA SU TRUST |
| Property Class: 401 |                     | 5383 W NORTHWOOD DR                |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD  
 DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN  
 LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0 DEG 32' 35" W 600.53 FT TO POB  
 SEC 26 T29N R14W 2.06A M/L.

FORMERLY A UND 5.9325% INT L427 P335 L532 P789/99 PRT GOVT LOT 2 SEC 26 BEG 400  
 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT  
 TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT  
 TH N 0 DEG 32' 35" W 600.53 FT TO POB SEC 26 T29N R14W 2.06A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason               | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|----------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 595.41 | 0.9581 | 0.9603 | 21000 | 100   |                      | 1,932,251 |
| GROUP A 21000                                                   | 50.71    | 595.41 | 0.9581 | 0.9603 | 21000 | 50    | SURPLUS: ZONING 100' | 489,922   |
| 151 Actual Front Feet, 2.06 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                      | 2,422,173 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 49.36    | 48   | 50     | 1,184      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,184      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 2299 SF Floor Area = 3124 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,649  |          |            |
| 1 Story   | Siding   | Crawl Space | 650    |          |            |
|           |          |             | Total: | 460,327  | 299,214    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 87  | 6,110  | 3,971  |
| WPP           | 139 | 4,950  | 3,217  |
| WPP           | 978 | 20,039 | 13,025 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 67 | 2,157 | 1,402 |
| Treated Wood | 33 | 1,489 | 968   |

##### Balcony

|              |    |     |     |
|--------------|----|-----|-----|
| Wood Balcony | 16 | 873 | 567 |
| Wood Balcony | 16 | 873 | 567 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 528 | 27,224 | 17,696 |
|-----------|-----|--------|--------|

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| Exterior 2 Story  | 1 | 10,342 | 6,722 |
| Direct-Vented Gas | 1 | 4,399  | 2,859 |

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 240 | 4,771 | 3,101 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 572,937 | 372,407 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,005,499

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2026 Est. T.C.V. 006-126-007-00 = 3,433,856

Est. TCV/Total Floor Area = 1099.19, Most recent sale 12/24/1999 for 1

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,639,600     | 1,639,600      | 1,639,600 | 1,025,670    | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 77,300         | 0         | 0            | 27,693         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,716,900     | 1,716,900      | 1,716,900 | 1,053,363    | 1,053,363      | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-126-008-00   | 2026 Est. T.C.V.    | GLEN ARBOR & GRANDMAR LLC |
| Property Class: 401 |                     | 5365 W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L270 P179 L309 P447 L372 P243 L396 P676/94 L931 P287/07 PRT OF GOVT LOT 2 SEC 26  
 COM AT SE MEANDER COR GOVT LOT 2 ON SHR GLEN LAKE TH N 0 DEG 14' 30" E ON E LN  
 GOVT LOT 2 655.05 FT TO C/L CO RD TH S 82 DEG 20' W ON C/L 562.13 FT TH N 85 DEG  
 27' W ON C/L 71.33 FT TO POB TH N 85 DEG 27' W ON C/L 100.78 FT TH S 0 DEG 16' E  
 593.30 FT TO SHR GLEN LAKE TH S 88 DEG 07' E ON SHR 100 FT TH N 0 DEG 16' W  
 588.58 FT TO POB KNOWN AS TRACT C SEC 26 T29N R14W 1.35 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 588.00 | 1.0000 | 0.9573 | 21000      | 100   |              | 2,010,431 |
| 100 Actual Front Feet, 1.35 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,010,431 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3260 SF Floor Area = 3548 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories  | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|----------|----------|-------------|-------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 2,896 |          |            |
| 1 Story  | Siding   | Crawl Space | 364   |          |            |
| 1 Story  | Siding   | Overhang    | 288   |          |            |
|          |          | Total:      |       | 494,362  | 370,747    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,088  |
| 3 Fixture Bath     | 3 | 13,700 | 10,275 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|     |    |     |     |           |
|-----|----|-----|-----|-----------|
| CPP | 32 | 943 | 915 | *97% Good |
|-----|----|-----|-----|-----------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 29,341 | 22,006 |
| Door Opener | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 736 | 9,561 | 7,171 |
|--------------|-----|-------|-------|

##### Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 98 | 6,745 | 5,059 |
|------------|----|-------|-------|

Totals: 576,685 432,697

Notes:

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 ECF (4080 BIG GLEN) 2.700 => TCV: 1,168,282
 

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|                                    |                |           |              |                |         |  |
|------------------------------------|----------------|-----------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-126-008-00    |                |           |              | = 3,188,713    |         |  |
| Est. TCV/Total Floor Area = 898.74 |                |           |              |                |         |  |
| 2025 Assessed                      | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,522,700                          | 1,522,700      | 1,522,700 | 518,638      | 2.70           |         |  |
| 2026 New                           | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0                                  | 71,700         | 0         | 0            | 14,003         | 0       |  |
| 2026 Assessed                      | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,594,400                          | 1,594,400      | 1,594,400 | 532,641      | 532,641        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-009-00   | 2026 Est. T.C.V.    | MOORE ANNABEL        |
| Property Class: 401 |                     | 5347 W NORTHWOOD DR  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L309 P447/90 L431 P178&180/96 L520 P786/99 L775 P682/03 PRT OF GOVT LOT 2 SEC 26  
COM AT SE MEANDER POST ON SHR GLEN LAKE TH N 0 DEG 14' 30" E ON E LOT LN 655.05  
FT TO C/L CO RD TH S 82 DEG 20' W ON C/L 533.05 FT TO POB TH ON C/L S 82 DEG 20'  
W 29.08 FT TH N 85 DEG 27' W ON C/L 71.33 FT TH S 0 DEG 16' E 588.58 FT TO SHR  
GLEN LAKE TH S 88 DEG 07' E ALG SHR 100 FT TH N 0 DEG 16' W 589.89 FT TO POB  
KNOWN AS TRACT D SEC 26 T29N R14W 1.35 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 589.00 | 1.0000 | 0.9578 | 21000 | 100   |        | 2,011,285 |
| 100 Actual Front Feet, 1.35 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,011,285 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33  | 594  | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 196  | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 21   | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 400  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 2620 SF Floor Area = 5624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 2,620  |          |            |
| 1 Story | Siding   | Overhang   | 384    |          |            |
|         |          |            | Total: | 931,788  | 792,040    |

#### Other Additions/Adjustments

##### Exterior

|                                         |    |       |       |
|-----------------------------------------|----|-------|-------|
| Stone Veneer                            | 80 | 4,066 | 3,456 |
| Basement, Outside Entrance, Below Grade | 2  | 9,219 | 7,836 |

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 5,109  |
| Water Well, 200 Feet | 1 | 13,136 | 11,166 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 188 | 12,118 | 10,300 |
| WCP (1 Story) | 348 | 18,441 | 15,675 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 50  | 1,902 | 1,617 |
| Treated Wood | 344 | 6,419 | 5,456 |
| Treated Wood | 176 | 4,129 | 3,510 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 768 | 54,152 | 46,029 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |
| Door Opener         | 2   | 1,504  | 1,278  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 19,207 | 16,326 |
|------------------|---|--------|--------|

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,119,441 | 951,544 |
|---------|-----------|---------|

Notes: RESIDENCE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,569,169

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|                                                    |        |          |
|----------------------------------------------------|--------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY | Cls BC | Blt 2008 |
|----------------------------------------------------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 0 SF Floor Area = 718 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 683    |          |            |
| 1 Story | Siding   | Overhang   | 13     |          |            |
| 1 Story | Siding   | Overhang   | 22     |          |            |
|         |          |            | Total: | 76,603   | 65,113     |

## Other Additions/Adjustments

## Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 214 | 9,810 | 8,338 |
|--------------|-----|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 36 | 3,313 | 2,816 |
|---------------|----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 676 | 41,831 | 35,556 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,302 |
| Door Opener           | 2   | 1,343  | 1,142  |

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 674 | 41,741 | 35,480 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,302 |
| Door Opener           | 2   | 1,343  | 1,142  |

|         |         |         |
|---------|---------|---------|
| Totals: | 181,772 | 154,508 |
|---------|---------|---------|

Notes: 2ND\_DWELLING WITH GARAGES

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 417,172

---

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-126-009-00 | = | 5,005,126 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 789.20, Most recent sale 04/25/2008 for 0

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2,390,600               | 2,390,600 | 2,390,600 | 1,083,378    | 2.70           |         |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 112,000   | 0         | 0            | 29,251         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,502,600               | 2,502,600 | 2,502,600 | 1,112,629    | 1,112,629      | 990,240 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-126-010-10   | 2026 Est. T.C.V.    | WINDWARD FAMILY COTTAGE LLC |
| Property Class: 401 |                     | 5301 W NORTHWOOD DR         |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

2010 ROLL - COMBINED ALL INT SHARES - 10-10, 10-20, 10-30, 10-40 L295 P589/89  
 L532 P697 L533 P993/00 L587 P530/01 PRT OF GOVT LOT 2 SEC 26 COM AT SE COR SD  
 GOVT LOT 2 TH S 46 DEG 20' 40" W ON SHR GLEN LAKE 107.71 FT TH S 83 DEG 31' 40"  
 W ON SHR 22.56 FT FOR POB TH S 83 DEG 31' 40" W 116.14 FT TH N 76 DEG 23' W ON  
 SHR 87.01 FT TH N 0 DEG 14' 30" E 684.15 FT TO C/L NORTHWOOD DR TH N 82 DEG 20'  
 E ON C/L 201.90 FT TH S 0 DEG 14' 30" W 718.48 FT TO POB UND 25% INTEREST SEC 26  
 T29N R14W 3.2 A M/L.

2010 ROLL -COMBINED ALL INT SHARES - 10-10, 10-20, 10-30, 10-40

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 200.00   | 700.00 | 0.8894 | 1.0000 | 21000 | 100   |                        | 3,735,306 |
| GROUP A 21000                                                   | 3.00     | 700.00 | 0.8894 | 1.0000 | 21000 | 50    | SURPLUS: ZONING 100 ft | 28,015    |
| 203 Actual Front Feet, 3.26 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 3,763,321 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 510  | 50     | 12,214     |
| D/W/P: 4in Ren. Conc. | 8.33  | 90   | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| BOAT HOIST                                          | 2,000.00 | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 14,214     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = 2975 SF Floor Area = 3727 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,975  |          |            |
| 0.5 Story  | Siding   | Overhang    | 17     |          |            |
|            |          |             | Total: | 466,020  | 302,908    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 191 | 5,436 | 3,533 |
| WCP (1 Story) | 55  | 3,569 | 2,320 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 31,063 | 20,191 |
| Storage Over Garage | 264 | 3,564  | 2,317  |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 1 Story | 2 | 13,027 | 8,468 |
|------------------|---|--------|-------|

##### Deck

Parcel Number: 45-006-126-010-10

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|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1581 | 20,537 | 13,349 |
|--------------|------|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 567,733 | 369,022 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 996,359

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-126-010-10 | = | 4,773,894 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1280.89

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 2,275,000     | 2,275,000 | 2,275,000 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 494,144      | 2.70 |

|      |     |                |      |
|------|-----|----------------|------|
| 2026 | New | Eq. Adjustment | Loss |
|      | 0   | 111,900        | 0    |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 13,341         | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 2,386,900     | 2,386,900 | 2,386,900 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 507,485 | 507,485     | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-011-00   | 2026 Est. T.C.V.    | MORAN HOLDINGS LLC   |
| Property Class: 401 |                     | 5287 W NORTHWOOD DR  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L710 P315/03 L923 P356/06 L940 P912/07 PRT OF GOVT LOT 2 SEC 26 COM AT SE COR  
GOVT LOT 2 TH S 46 DEG 20' 40" W ON SHR GLEN LAKE 107.91 FT TH S 83 DEG 31' 40"  
W ON SHR 32.26 FT TH N 0 DEG 14' 30" E 718.48 FT TO C/L NORTHWOOD DR TH N 82 DEG  
20" E ON C/L 100.91 FT TO E SEC LN TH S 0 DEG 14'30" W 655.05 FT TO POB KNOWN AS  
TRACT NO 1 OF UNRECORDED PLAT SEC 26 T29N R14W 1.78 A M/L

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 743.26 | 1.0000 | 1.0151 | 21000 | 100   |                        | 2,131,718 |
| GROUP A 21000                                                   | 4.32     | 743.26 | 1.0000 | 1.0151 | 21000 | 50    | SURPLUS: ZONING 100 ft | 46,045    |
| 104 Actual Front Feet, 1.78 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,177,764 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 40   | 50     | 369        |
| Dock: Light posts          | 47.90 | 306  | 50     | 7,328      |
| D/W/P: Flagstone/Sand      | 21.39 | 416  | 0      | 0          |
| D/W/P: Patio Blocks        | 15.89 | 1108 | 0      | 0          |
| D/W/P: 4in Ren. Conc.      | 8.33  | 5392 | 0      | 0          |
| D/W/P: Crushed Rock        | 2.31  | 5392 | 0      | 0          |

Unit in Place Item(s)

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|             | 0.00 | 1    | 100    | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 4    | 100    | 40,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 49,697     |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls B Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = 1922 SF Floor Area = 1922 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,922  |          |            |
|         |          |            | Total: | 436,506  | 392,854    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1922 | 58,217 | 29,108 |
| Exterior                                |      |        |        |
| Stone Veneer                            | 1089 | 55,354 | 49,819 |
| Basement, Outside Entrance, Below Grade | 2    | 9,219  | 8,297  |
| Plumbing                                |      |        |        |
| Average Fixture(s)                      | 1    | 3,257  | 2,931  |
| 3 Fixture Bath                          | 3    | 30,826 | 27,743 |
| Water/Sewer                             |      |        |        |
| 2000 Gal Septic                         | 1    | 11,719 | 10,547 |
| Water Well, 100 Feet                    | 1    | 6,941  | 6,247  |
| Porches                                 |      |        |        |
| CCP (1 Story)                           | 164  | 6,795  | 6,115  |
| WPP                                     | 693  | 18,226 | 16,403 |
| Built-Ins                               |      |        |        |
| Appliance Allow.                        | 1    | 6,850  | 6,165  |

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## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 1 | 9,604  | 8,644  |
| Two Sided        | 1 | 11,115 | 10,003 |

|         |         |         |
|---------|---------|---------|
| Totals: | 664,629 | 574,876 |
|---------|---------|---------|

Notes: RESIDENCE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,552,165

Cost Est. for Res. Bldg: 2 Single Family LOG Cls B Blt 2009

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1045 SF Floor Area = 1829 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Slab       | 1,045  |          |            |
|            |          |            | Total: | 330,811  | 297,730    |

## Other Additions/Adjustments

## Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 224 | 11,386 | 10,247 |
|--------------|-----|--------|--------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,931 |
|--------------------|---|-------|-------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 84 | 3,667 | 3,300 |
|---------------|----|-------|-------|

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 65 | 3,950 | 3,555 |
|--------------|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,764 | 4,288 |
| Door Opener            | 2 | 1,504 | 1,354 |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 359,340 | 323,406 |
|---------|---------|---------|

Notes: GARAGE WITH STUDIO APT

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 873,196

2026 Est. T.C.V. 006-126-011-00 = 4,652,822

Est. TCV/Total Floor Area = 1240.42, Most recent sale 11/29/2006 for 1,725,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,217,900               | 2,217,900 | 2,217,900 | 1,371,675      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 108,500   | 0         | 37,035         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,326,400               | 2,326,400 | 2,326,400 | 1,408,710      | 1,408,710   | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-126-012-00   | 2026 Est. T.C.V.    | REAY HOLLY H & THOMAS D II |
| Property Class: 401 |                     | 5714 W NORTHWOOD DR        |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L258 P781 L310 P508 L398 P271-275/94 L534 P788/00 PRT W 1/2 OF NE 1/4 OF NW 1/4  
 & PRT OF W 1/2 OF GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W  
 ALG N LN SD SEC 662.18 FT TO POB TH S 00 DEG 05' 16" W ALG E LN OF W 1/2 SD NE  
 1/4 OF NW 1/4 & E LN OF W 1/2 OF SD GOVT LOT 3 1473.09 FT TO C/L NORTHWOOD DR TH  
 N 85 DEG 25' 25" W ALG SD C/L 230.67 FT TH N 00 DEG 02' 40" E 1451.60 FT TO SD N  
 SEC LN TH N89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N R14W  
 7.73 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------|------------------------|---------|
| E 100' @ 800/                           | 100.00   | 1463.99 | 0.7471 | 1.5292 | 800  | 100   |                        | 91,401  |
| E 100' @ 800/                           | 130.00   | 1463.99 | 0.7471 | 1.5292 | 800  | 50    | SURPLUS: ZONING 100 ft | 59,411  |
| 230 Actual Front Feet, 7.73 Total Acres |          |         |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |         |        |        |      |       |                        | 150,812 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 7.73 | 840  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1975 SF Floor Area = 3487 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,512  |          |            |
| 1 Story | Siding   | Crawl Space | 320    |          |            |
| 1 Story | Siding   | Crawl Space | 143    |          |            |
|         |          |             | Total: | 502,169  | 351,518    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CCP (1 Story)  | 91  | 3,557  | 2,490 |
| CSEP (1 Story) | 176 | 10,456 | 7,319 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 964 | 50,947 | 35,663 |
| Storage Over Garage | 458 | 8,088  | 5,662  |
| Door Opener         | 2   | 1,343  | 940    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 5,946 |
| Direct-Vented Gas | 2 | 8,798 | 6,159 |

Totals: 625,452 437,816

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 963,195

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2026 Est. T.C.V. 006-126-012-00 = 1,119,007  
 Est. TCV/Total Floor Area = 320.91, Most recent sale 04/15/2015 for 547,500

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 487,000                 | 487,000 | 487,000   | 352,030        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 72,500  | 0         | 9,504          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 559,500                 | 559,500 | 559,500   | 361,534        | 361,534     | 361,534 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-012-10   | 2026 Est. T.C.V.    | BAXTER FAMILY TRUST  |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L258 P781 L310 P508 L398 P271-273/94 L239 P330 PRT W 1/2 OF NE 1/4 OF NW 1/4 &  
 PRT W 1/2 GOVT LOT 3 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W 893.27 FT FOR  
 POB TH S 00 DEG 02' 40" W 1451.60 FT TO C/L NORTHWOOD DR TH N 85 DEG 25' 25" W  
 ALG SD C/L 230.68 FT TH N PARALLEL TO & 200 FT ELY OF W 1/8 LN SD SEC 1430.11 FT  
 TO SD N SEC LN TH N 89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N  
 R14W 7.62 A.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/          | 230.00   | 1439.37     | 0.7471 | 1.5202 | 800        | 100   |              | 208,979 |
| 230 Actual Front Feet, | 7.60     | Total Acres |        |        | Total Est. |       | Land Value = | 208,979 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-126-012-10 | = | 208,979 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 59.93

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 119,800                 | 119,800 | 119,800 | 7,592        | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -15,300 | 0       | 0            | 204            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 104,500                 | 104,500 | 104,500 | 7,796        | 7,796          | 7,796   |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-013-00   | 2026 Est. T.C.V.    | BERLACHER JULIE T    |
| Property Class: 401 |                     | 5751 W NORTHWOOD DR  |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L239 P998 L247 P351 L721 P579/03 2003 DESC REVISED DUE TO SPLIT PARCEL A- PRT OF GOVT LOT 3 SEC 26 COM AT IRON PIPE AT NW COR OF NE 1/4 OF NW 1/4 SD SEC TH S 1413.9 FT TO C/L NORTHWOOD DR TH ALG SD C/L S 85 DEG 43'00" E 40.11 FT FOR POB TH S PARALLEL TO W LN OF GOVT LOT 3 SD SEC 548.67 FT TO IRON PIPE ON SHR GLEN LAKE TH S 88 DEG 40'00" E ALG SD SHR 160.04 FT TH N PARALLEL TO SD W LN GOVT LOT 3 540.41 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 85 DEG 43'00" W 160.44 FT TO POB SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 500.00 | 0.9439 | 0.9193 | 21000 | 100   |                        | 1,822,251                         |
| GROUP A 21000                           | 60.00    | 500.00 | 0.9439 | 0.9193 | 21000 | 50    | SURPLUS: ZONING 100 ft | 546,675                           |
| 160 Actual Front Feet, 1.84 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,368,926 |

#### Land Improvement Cost Estimates

| Description          | Rate  | Size | % Good | Cash Value |
|----------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand | 18.35 | 596  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Hot Water

Ground Area = 4484 SF Floor Area = 5882 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 3,377 |          |            |
| 1.5 Story  | Siding   | Slab        | 1,107 |          |            |
| Total:     |          |             |       | 824,129  | 535,685    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| Separate Shower    | 1 | 2,720 | 1,768 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 242 | 20,318 | 13,207 |
| CPP            | 50  | 1,520  | 988    |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 806 | 36,600 | 23,790 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |
| Door Opener         | 2   | 1,343  | 873    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 20,684 | 13,445 |
|------------------|---|--------|--------|

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1200 | 16,524 | 10,741 |
|--------------|------|--------|--------|

Parcel Number: 45-006-126-013-00

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## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 946,116 | 614,977 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,660,438

|                                                  |       |          |
|--------------------------------------------------|-------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1 STORY | Cls C | Blt 1950 |
|--------------------------------------------------|-------|----------|

(11) Heating System: No Heating/Cooling

Ground Area = 336 SF Floor Area = 336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 336  |          |            |
| Total:  |          |             |      | 48,541   | 31,552     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,108 |
|-----------------|---|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 57,541 | 37,402 |
|---------|--------|--------|

Notes: BUNK HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 100,986

2026 Est. T.C.V. 006-126-013-00 = 4,137,850

Est. TCV/Total Floor Area = 665.46, Most recent sale 04/14/2003 for 2,100,000

|               |                |           |              |                |           |
|---------------|----------------|-----------|--------------|----------------|-----------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |           |
| 1,972,700     | 1,972,700      | 1,972,700 | 1,356,056    | 2.70           |           |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |
| 0             | 96,200         | 0         | 0            | 36,613         | 0         |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 2,068,900     | 2,068,900      | 2,068,900 | 1,392,669    | 1,392,669      | 1,392,669 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-013-01   | 2026 Est. T.C.V.    | PIERCE CHRIS & HEIDE |
| Property Class: 401 |                     | 5742 W NORTHWOOD DR  |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMBINED DESCRIPTION: (OVERALL BOUNDARY OF PARCELS #013-10 AND #013-20 AS SURVEYED)

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF OF SECTION 26, TOWN 29 N011H, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE N011HWEST COMER OF SAID SECTION, THENCE SOUTH 88°46'27"E, 1323 .69 FEET ALONG THE N011H LINE OF SECTION 26 TO NATIONAL PARK SERVICE MONUMENT BL93 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SECTION 26 SOUTH 88°45'49" EAST, 200.14 FEET; THENCE SOUTH 02°00'36" WEST, 1429.91 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG SAID CENTERLINE NORTH 83°35'41" WEST, 200.58 FEET TO THE WEST 1/8 LINE; THENCE ALONG SAID LINE NORTH 02°00'16" EAST, 1411.84 FEET TO THE POINT OF BEGINNING. CONTAINING 6.52 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF NORTHWOOD DRIVE.

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

COMBINED ON 08/22/2023 FROM 006-126-013-10, 006-126-013-20;

Split/Comb. on 08/22/2023 completed 08/22/2023 TIM JULIE BERLACHER  
 REQUEST;  
 Parent Parcel(s): 006-126-013-10, 006-126-013-20;  
 Child Parcel(s): 006-126-013-01;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|---------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/                           | 200.58   | 1415.95 | 0.7838 | 1.5115 | 800        | 100   |              | 190,096 |
| 201 Actual Front Feet, 6.52 Total Acres |          |         |        |        | Total Est. |       | Land Value = | 190,096 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2623 SF Floor Area = 4724 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,623 |          |            |
| 1 Story    | Siding   | Overhang    | 1445  |          |            |
|            |          | Total:      |       | 657,641  | 651,064    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |
| 2 Fixture Bath     | 2 | 8,999  | 8,909  |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 200 Feet | 1 | 12,175 | 12,053 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 83 | 5,952 | 5,892 |
|---------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 712 | 43,396 | 42,962 |
| Common Wall: 1.5 Wall | 1   | -4,596 | -4,550 |
| Door Opener           | 2   | 1,343  | 1,330  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 8,410 |
|------------------|---|-------|-------|



Totals: 770,544 762,838

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,678,244  
 80% Completed => Est. True Cash Value 2026 = 1,342,595

2026 Est. T.C.V. 006-126-013-01 = 1,532,691

Est. TCV/Total Floor Area = 324.45

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 166,900                 | 166,900 | 166,900   | 96,883         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 598,800                 | 600     | 0         | 598,800        | 2,615       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 766,300                 | 766,300 | 766,300   | 698,298        | 698,298     | 0       |  |

45-006-126-014-00  
Property Class: 401  
Map #: 51

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

WITLER FAMILY COTTAGE TRUST  
5801 W NORTHWOOD DR  
GLEN ARBOR, MI 49636

2020007486 L399 P461/95 L498 P631/98 L570 P853 L563 P973/00 L565 P419/01 PRT  
GOVT LOT 4 SEC 26 COM AT PT ON N LN GL4 OF SD SEC 110.27 FT W OF NE COR THEREOF  
TH SLY PARALLEL WITH E LN SD GOVT LOT 4 TO PT ON SHR GLEN LK WHICH IS 110.00 FT  
FROM SD E LN TH ALG SHR GLEN LK 135.0 FT TO PT WHICH IS DIRECTLY S OF PLACE OF  
BEG TH N PARALLEL WITH E LN OF SD GOVT LOT 4 A DISTANCE OF 600.0 FT M/L TO PLACE  
OF BEG SEC 26 T29N R14W. AND QC 2020007489 PART OF GOVERNMENT LOT 4, SECTION  
26, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN  
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26; THENCE S89° 54' 33"E ALONG THE  
NORTH LINE OF SECTION 26, 1323.93 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT  
4; THENCE S00° 23' 21"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT, 1963 .22  
FEET TO A POINT NEAR THE SHORE OF GLEN LAKE; THENCE N87° 58' 25"W ALONG THE  
SHORE OF GLEN LAKE, 126.39 FEET TO A FOUND IRON PIPE; THENCE S81 DEG 42' 43"W  
ALONG THE SHORE OF GLEN LAKE, 120.04 FEET TO A POINT ON THE WEST PARCEL LINE AS  
DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 398, PAGE 408 OF LEELANAU  
COUNTY RECORDS AND TO THE POINT OF BEGINNING; THENCE S81DEG 42' 43"W ALONG THE  
SHORE OF GLEN LAKE, 16.62 FEET TO A FOUND CONCRETE MONUMENT ON THE EAST PARCEL  
LINE AS DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 534, PAGE 406 OF  
LEELANAU COUNTY RECORDS; THENCE N00° 20' 12"E ALONG THE EAST LINE AS DESCRIBED  
IN LIBER 534, PAGE 406, 585.33 FEET TO A POINT ON THE CENTERLINE OF NORTHWOOD  
DRIVE BEING N00° 20' 12"E, 33.18 FEET FROM A CONCRETE MONUMENT; THENCE S83° 41'  
14"E ALONG THE CENTERLINE OF NORTHWOOD DRIVE, 17.06 FEET TO THE NORTHWEST PARCEL  
CORNER AS DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 398, PAGE 408 OF  
LEELANAU COUNTY RECORDS; THENCE S00° 23' 21"W ALONG THE WEST LINE AS DESCRIBED  
IN LIBER 398, PAGE 408, 581.06 FEET TO THE POINT OF BEGINNING. SIDELINES OF SAID  
DESCRIBED PARCEL EXTEND TO THE WATER'S EDGE OF GLEN LAKE.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                    | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|---------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 600.00 | 0.9567 | 0.9622 | 21000 | 100   |                           | 1,933,056 |
| GROUP A 21000                                                   | 35.00    | 600.00 | 0.9567 | 0.9622 | 21000 | 50    | SURPLUS: ZONING 100 ft    | 338,285   |
| GROUP A 21000                                                   | 16.62    | 585.33 | 0.9567 | 0.9563 | 21000 | 50    | ZONING: SURPLUS' 100' MIN | 159,646   |
| 152 Actual Front Feet, 2.08 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                           | 2,430,987 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 5400 | 0      | 0          |
| D/W/P: Crushed Rock   | 2.31 | 288  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1956

(11) Heating System: Forced Hot Water

Ground Area = 2353 SF Floor Area = 2353 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,353 |          |            |
| Total:  |          |             |       | 340,784  | 221,489    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Parcel Number: 45-006-126-014-00

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## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 658 | 8,876 | 5,769 |
| Treated Wood | 96  | 2,461 | 1,600 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 1032 | 33,199 | 21,579 |
|-----------|------|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 411,383 | 267,379 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 721,923

2026 Est. T.C.V. 006-126-014-00 = 3,157,910

Est. TCV/Total Floor Area = 1342.08, Most recent sale 01/04/2001 for 1

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,506,200               | 1,506,200 | 1,506,200 | 302,105        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 72,800    | 0         | 8,156          | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,579,000               | 1,579,000 | 1,579,000 | 310,261        | 310,261     | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-126-015-00   | 2026 Est. T.C.V.    | BEAUREGARD MARY F TRUST |
| Property Class: 401 |                     | 5769 W NORTHWOOD DR     |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L517 P723 L519 P500/99 L565 P234/01 PRT GOVT LOT 4 SEC 29 BEG AT PT 1413.9 FT S OF NE COR OF NW FRL 1/4 OF NW 1/4 TH S 550.71 FT TO SHR GLEN LAKE TH N 88 DEG 40' W ALG SHR 110 FT TH N 557.43 FT TO C/L OF HWY TH S 85 DEG 43' E ALG C/L 110.27 FT TO POB ALSO W 40.01 FT OF GOVT LOT 3 LYING S OF HWY SEC 29 T29N R14W. 1.89 A M/L

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 550.00 | 0.9592 | 0.9415 | 21000 | 100   |                        | 1,896,547                         |
| GROUP A 21000                           | 50.00    | 550.00 | 0.9592 | 0.9415 | 21000 | 50    | SURPLUS: ZONING 100 ft | 474,137                           |
| 150 Actual Front Feet, 1.89 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,370,684 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1699 SF Floor Area = 3398 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,699  |          |            |
|         |          |            | Total: | 640,289  | 582,662    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,964  |
| 3 Fixture Bath     | 3 | 30,826 | 28,052 |
| 2 Fixture Bath     | 2 | 13,700 | 12,467 |

##### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 1000 Gal Septic     | 1 | 6,011  | 5,470  |
| 2000 Gal Septic     | 1 | 11,719 | 10,664 |
| Water Well, 50 Feet | 1 | 3,471  | 3,159  |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CPP           | 144 | 4,216  | 3,837  |
| CCP (1 Story) | 593 | 22,789 | 20,738 |
| CCP (1 Story) | 226 | 9,074  | 8,257  |
| CPP           | 74  | 2,367  | 2,154  |
| CCP (1 Story) | 144 | 6,029  | 5,486  |
| CCP (1 Story) | 167 | 6,907  | 6,285  |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 48 | 2,917 | 2,654 |
|--------------|----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 949 | 62,444 | 56,824 |
| Storage Over Garage | 725 | 15,435 | 14,046 |
| Door Opener         | 2   | 1,504  | 1,369  |

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |    |       |       |
|-----------|----|-------|-------|
| Base Cost | 48 | 4,158 | 3,784 |
|-----------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,233 |
|------------------|---|-------|-------|

Parcel Number: 45-006-126-015-00

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## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| 2nd on Same Stack | 1 | 6,044  | 5,500  |
| Exterior 2 Story  | 1 | 11,786 | 10,725 |

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 871,794 | 793,331 |
|---------|---------|---------|

Notes: HOUSE WITH 3 &amp; 2 HALF &amp; GARAGE WITH 1 BATH

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,141,994

---

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-126-015-00 | = | 4,520,178 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1330.25, Most recent sale 04/24/2015 for 1,900,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,163,800               | 2,163,800 | 2,163,800 | 1,547,510      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 5,100                   | 91,200    | 5,100     | 41,782         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,260,100               | 2,260,100 | 2,260,100 | 1,594,392      | 1,594,392   | 0       |

L570 P853 L399 P461/95 L498P631 L563 P 973&5/00 L565 P419/01 E 1/2 OF NW 1/4 OF NW 1/4 SEC 26 T29N R14W.

660 X 1320

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 505,800  | 505,800        | 505,800 | 17,609       | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | -2,600         | 0       | 0            | 475            | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 503,200  | 503,200        | 503,200 | 18,084       | 18,084         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-126-017-00   | 2026 Est. T.C.V.    | TATHAM CHARLES H IV & MARY |
| Property Class: 402 |                     | S GLEN WOODS DR            |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L365 P883 L517 P911/99 L598 P923 L719 P251/03 L782 P423&424/03 2003 DESC REVISED  
 DUE TO SPLITS PARCEL 1- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88  
 DEG 45'31" E 661.76 FT ALG N LN SD SEC TH S 01 DEG 20'56" W 1112.60 FT TO POB TH  
 CONT S 01 DEG 20'56" W 211.44 FT TO PT ON N 1/8 LN SD SEC TH N 88 DEG 35'23" W  
 432.79 FT ALG SD 1/8 LN TH N 01 DEG 20'56" E 210.16 FT TH S 88 DEG 45'31" E  
 432.79 FT TO POB SUBJECT TO EASEMENT SEC 26 T29N R14W 2.09 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                           | 211.44   | 430.57 | 0.7695 | 0.9964 | 800  | 100   |                         | 129,690 |
| 211 Actual Front Feet, 2.09 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 129,690 |

2026 Est. T.C.V. 006-126-017-00 = 129,690

Est. TCV/Total Floor Area = 38.17

|                         |         |        |              |                |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
| 83,200                  | 83,200  | 83,200 | 5,605        | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -18,400 | 0      | 0            | 151            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 64,800                  | 64,800  | 64,800 | 5,756        | 5,756          | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-126-017-10   | 2026 Est. T.C.V.    | SERRA KEVIN & TRACY L |
| Property Class: 401 |                     | 5961 S GLEN WOODS DR  |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L719 P256/03 SURVEY L8 P107 AFF L755 P794/03 L782 P419 L782 P423&424/03 2003  
 SPLIT FROM 006-126-017-00/-01/-02 PARCEL 2- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM  
 NW COR SD SEC TH S 88 DEG 45'31" E 661.76 FT ALG N LN SD SEC TH S 01 DEG 20'56"  
 W 865.60 FT TO POB TH CONT S 01 DEG 20'56" W 247.00 FT TH N 88 DEG 45'31" W  
 432.79 FT TH N 01 DEG 20'56" E 83.55 FT TH ALG 215.00 FT RAD CRV TO RIGHT 114.64  
 FT (CHORD=N 16 DEG 37'27" E 113.29 FT) TH N 31 DEG 53'59" E 63.04 FT TH S 88 DEG  
 45'31" E 370.91 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 26 T29N R14W  
 2.37 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 261.23   | 395.20 | 0.7146 | 0.9670 | 800  | 100   |        | 144,400                         |
| 261 Actual Front Feet, 2.37 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 144,400 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1662 SF Floor Area = 2666 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,662  |          |            |
| 1 Story   | Siding   | Overhang    | 173    |          |            |
|           |          |             | Total: | 355,555  | 352,007    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 156 | 5,820 | 5,762 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 3 | 13,700 | 13,563 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 57  | 1,818 | 1,800 |
| CCP (1 Story) | 271 | 7,279 | 7,206 |
| CPP           | 36  | 1,031 | 1,021 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 688 | 33,396 | 33,062 |
| Storage Over Garage | 462 | 6,237  | 6,175  |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 1   | 537    | 532    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,138 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 448,232 | 443,757 |
|---------|---------|---------|

#### Notes:

|                                                                |         |         |
|----------------------------------------------------------------|---------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 976,265 |         |
| 80% Completed => Est. True Cash Value 2026 =                   |         | 781,012 |



Parcel Number: 45-006-126-017-10

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 Est. TCV/Total Floor Area = 347.12, Most recent sale 12/22/2016 for 125,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 372,000       | 372,000        | 372,000 | 329,054      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 59,100        | 31,600         | 0       | 59,100       | 8,884          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 462,700       | 462,700        | 462,700 | 397,038      | 397,038        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-017-20   | 2026 Est. T.C.V.    | HOUGHTON GRETCHEN B  |
| Property Class: 401 |                     | 5947 S GLEN WOODS DR |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L719 P256/03 SURVEY L8 P107 AFF L755 P794/03 L782 P423&424/03 L793 P55/04 L944  
P495/07 2003 SPLIT FROM 006-126-017-00 / -017-01 / -017-02 PARCEL 3- PRT OF NW  
1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 661.76 FT ALG N LN  
SD SEC TH S 01 DEG 20'56" W 547.60 FT TO POB TH CONT S 01 DEG 20'56" W 318.00 FT  
TH N 88 DEG 45'31" W 370.91 FT TH N 31 DEG 53'59" E 31.92 FT TH ALG 185.00 FT  
RAD CRV TO LEFT 98.64 FT (CHORD=N 16 DEG 37'27" E 97.48 FT) TH N 01 DEG 20'56" E  
196.56 FT TH S 88 DEG 45'31" E 329.00 FT TO POB TOGETHER WITH & SUBJECT TO  
EASEMENTS SEC 26 T29N R14W 2.44 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 318.00   | 334.23 | 0.6670 | 0.9119 | 800  | 100   |        | 154,744                         |
| 318 Actual Front Feet, 2.44 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 154,744 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 21.39    | 217  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 2838 SF Floor Area = 4198 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,838  |          |            |
| 1 Story    | Siding   | Overhang    | 150    |          |            |
| 1 Story    | Siding   | Overhang    | 500    |          |            |
|            |          |             | Total: | 799,999  | 656,031    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Brick Veneer | 31 | 679   | 557   |
| Stone Veneer | 42 | 2,135 | 1,751 |

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,671 |
| 3 Fixture Bath     | 1 | 10,275 | 8,425 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,610 |
| Water Well, 100 Feet | 1 | 6,941  | 5,692 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 56 | 2,521 | 2,067 |
| CCP (1 Story) | 12 | 787   | 645   |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Common Wall: 1/2 Wall | 1    | -1,792 | -1,469 |
| Door Opener           | 2    | 1,504  | 1,233  |
| Base Cost             | 1057 | 66,580 | 54,596 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,617 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

Totals: 911,456 747,427

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,644,339

2026 Est. T.C.V. 006-126-017-20 = 1,806,583

Est. TCV/Total Floor Area = 430.34, Most recent sale 07/29/2020 for 550,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 790,500       | 790,500    | 790,500 | 626,023      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 112,800    | 0       | 0            | 16,902         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 903,300       | 903,300    | 903,300 | 642,925      | 642,925        | 642,925 |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-126-017-30   | 2026 Est. T.C.V.    | BERLACHER KATHRYN & WHITACRE JAY F |
| Property Class: 401 |                     | 5935 S GLEN WOODS DR               |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L719 P256/03 SURVEY L8 P107 L755 P794/03 L782 P423&424/03 L810 P428/04 L860  
P754/05 2003 SPLIT FROM 006-126-017-00, 017-01, 017-02 PARCEL 4- PRT OF NW 1/4  
OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 332.76 FT ALG N LN SD  
SEC TO POB TH CONT S 88 DEG 45'31" E 329.00 FT TH S 01 DEG 20'56" W 547.60 FT TH  
N 88 DEG 45'31" W 329.00 FT TH N 01 DEG 20'56" E 547.60 FT TO POB TOGETHER WITH  
& SUBJECT TO EASEMENTS SEC 26 T29N R14W 4.14 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          |        |        | CUL DE SAC |                   |                                 |
|-----------------------------------------|----------|--------|--------|------------|-------------------|---------------------------------|
| Description                             | Frontage | Depth  | Front  | Depth      | Rate %Adj. Reason | Value                           |
| E 100' @ 800/                           | 329.00   | 547.60 | 0.6591 | 1.0839     | 800 100           | 188,043                         |
| 329 Actual Front Feet, 4.14 Total Acres |          |        |        |            |                   | Total Est. Land Value = 188,043 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 2746 SF Floor Area = 3215 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,746 |          |            |
| 1 Story | Siding   | Overhang    | 46    |          |            |
| 1 Story | Siding   | Overhang    | 423   |          |            |
| Total:  |          |             |       | 512,965  | 507,835    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

##### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 475 | 11,082 | 10,971 |
| WPP | 91  | 3,793  | 3,755  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 683 | 42,141 | 41,720 |
| Storage Over Garage | 742 | 13,104 | 12,973 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

##### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 222 | 4,982 | 4,932 |
|-----------------------|-----|-------|-------|

Totals: 633,823 627,484

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,380,465  
80% Completed => Est. True Cash Value 2026 = 1,104,372

2026 Est. T.C.V. 006-126-017-30 = 1,292,415  
Est. TCV/Total Floor Area = 402.00, Most recent sale 02/01/2021 for 197,500

Parcel Number: 45-006-126-017-30

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 215,300  | 215,300        | 215,300 | 175,448      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 440,200  | -9,300         | 0       | 440,200      | 4,737          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 646,200  | 646,200        | 646,200 | 620,385      | 620,385        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-126-017-40   | 2026 Est. T.C.V.    | ULISSE EDWARD & ULISSE ANTONIO |
| Property Class: 401 |                     | 5930 S GLEN WOODS DR           |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L719 P256/03 SURVEY L8 P107 AFF L755 P794/03 L782 P423&424/03 L828 P270/04 2003  
 SPLIT FROM 006-126-017-00 / 017-01 / 017-02 PARCEL 5- PRT OF NW 1/4 OF NW 1/4  
 SEC 26 BEG AT NW COR SD SEC TH S 88 DEG 45'31" E 332.76 FT ALG N LN SD SEC TH S  
 01 DEG 20'56" W 547.60 FT THE N 88 DEG 45'31" W 330.71 FT TO PT ON W SEC LN TH N  
 01 DEG 08'05" E 547.60 FT ALG SD W SEC LN TO POB TOGETHER WITH & SUBJECT TO  
 EASEMENTS SEC 26 T29N R14W 4.17 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/          | 330.71   | 549.26      | 0.6580 | 1.0851 | 800        | 100   |              | 188,878 |
| 331 Actual Front Feet, | 4.17     | Total Acres |        |        | Total Est. |       | Land Value = | 188,878 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 2024

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1200 SF Floor Area = 1900 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,200  |          |            |
| 1 Story   | Siding   | Overhang    | 100    |          |            |
|           |          |             | Total: | 244,866  | 242,442    |

#### Other Additions/Adjustments

|              |  |     |       |       |  |
|--------------|--|-----|-------|-------|--|
| Exterior     |  |     |       |       |  |
| Stone Veneer |  | 100 | 3,731 | 3,694 |  |

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 1,451 | 1,436 |  |
| 3 Fixture Bath     |  | 1 | 4,567 | 4,521 |  |

|                      |  |   |       |       |  |
|----------------------|--|---|-------|-------|--|
| Water/Sewer          |  |   |       |       |  |
| 1000 Gal Septic      |  | 1 | 4,782 | 4,734 |  |
| Water Well, 150 Feet |  | 1 | 8,608 | 8,522 |  |

|               |  |     |        |        |  |
|---------------|--|-----|--------|--------|--|
| Porches       |  |     |        |        |  |
| WCP (1 Story) |  | 386 | 13,587 | 13,451 |  |
| WPP           |  | 317 | 5,776  | 5,718  |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 2,767 | 2,739 |  |

Totals: 290,135 287,257

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 631,965

2026 Est. T.C.V. 006-126-017-40 = 820,843

Est. TCV/Total Floor Area = 432.02, Most recent sale 07/29/2010 for 80,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 383,200                 | 383,200 | 383,200 | 300,823      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 27,200  | 0       | 0            | 8,122          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 410,400                 | 410,400 | 410,400 | 308,945      | 308,945        | 0       |  |

45-006-126-017-50  
Property Class: 402  
Map #: 51

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

HEMMING KATHERINE B  
S GLEN WOODS DR  
GLEN ARBOR, MI 49636

L1149P967 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU AND STATE OF MICHIGAN, FURTHER DESCRIBED AS: PARCEL6 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01 °08'05" WEST, 547.60 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE SOUTH 88°45'31" EAST, 330.71 FEET; THENCE SOUTH 01 °20'56" WEST, 196.56 FEET; THENCE ALONG A 185.00 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 98.64 FEET (CENTRAL ANGLE= 30°33'02", CHORD BEARING =SOUTH 16°37'27" WEST, CHORD DIST. = 97.48 FEET); THENCE SOUTH 31°53'59" WEST, 37.38 FEET; THENCE NORTH 88°51 '55" WEST, 284.82 FEET TO A POINT ON SAID WEST SECTION LINE; THENCE NORTH 01 °08'05" EAST, 323.23 FEET ALONG SAID WEST SECTION LINE TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01 °08'05" WEST, 1322.10 FEET ALONG THE WEST LINE TO THE NORTH EIGHTH LINE OF SAID SECTION 26; THENCE SOUTH 88°35'23" EAST, 194.62 FEET ALONG SAID EIGHTH LINE; THENCE NORTH 01 °24'37" EAST, 35.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°40'52" EAST, 62.26 FEET; THENCE NORTH 01 °20'56" EAST, 197.88 FEET; THENCE ALONG A 230.00 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 122.64 FEET (CENTRAL ANGLE= 30°33'02", CHORD BEARING = NORTH 16°37'27" EAST, CHORD DIST. = 121.19 FEET); THENCE NORTH 31°53'59" EAST, 94.95 FEET; THENCE ALONG A 170.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 90.65 FEET (CENTRAL ANGLE = 30°33'02", CHORD BEARING = NORTH 16°37'27" EAST. CHORD DIST. = 89.58 FEET); THENCE NORTH 01 °20'56" EAST, 95.31 FEET; THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 76.88 FEET (CENTRAL ANGLE = 44°02'55", CHORD BEARING = NORTH 20°40'31" WEST, CHORD DIST. = 75.00 FEET); THENCE ALONG A 60.00 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 280.75 FEET (CENTRAL ANGLE= 268°05'50", CHORD BEARING =SOUTH 88°39'04" EAST , CHORD DIST. = 86.25 FEET); THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 76.88 FEET (CENTRAL ANGLE= 44°02'55", CHORD BEARING - SOUTH 23°22'24" WEST, CHORD DIST. = 75.00 FEET); THENCE SOUTH 01 °20'56" WEST , 95.31 FEET; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 106.64 FEET (CENTRAL ANGLE = 30°33'02", CHORD BEARING = SOUTH 16°37'27" WEST, CHORD DIST. = 105.38 FEET); THENCE SOUTH 31°53'59" WEST, 94.95 FEET; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 106.64 FEET (CENTRAL ANGLE = 30° 33'02", CHORD BEARING = SOUTH 16°37'27" WEST, CHORD DIST. = 105.38 FEET); THENCE SOUTH 01 °20'56" WEST, 200.50 FEET; THENCE SOUTH 12°17'42" EAST, 61 .08 FEET; THENCE ALONG A 4183.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 58.78 FEET (CENTRAL ANGLE = 00°48'19", CHORD BEARING = NORTH 87°18'02" WEST, CHORD DIST. = 58.78 FEET) TO THE POINT OF BEGINNING . TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 10 FOOT WIDE UTILITY EASEMENT ADJACENT TO SAID INGRESS AND EGRESS EASEMENT. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE DRAINAGE EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER. SECTION 26. TOWN 29 NORTH. RANGE 14 WEST, GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01°08'05" WEST , 738.94 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 89°23'38" EAST, 290.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°23'38" EAST, 24.80 FEET; THENCE SOUTH 01°20'56" WEST, 8.68 FEET; THENCE ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 90.65 FEET (CENTRAL ANGLE= 30°33'02", CHORD BEARING = SOUTH 16°37'27" WEST, CHORD DIST. = 89.58 FEET); THENCE SOUTH 31 °53'59" WEST, 94.95 FEET; THENCE ALONG A 230.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 10.78 FEET (CENTRAL ANGLE = 2°41'05", CHORD BEARING= SOUTH 30°33'26" WEST, CHORD DIST. = 10.78 FEET); THENCE NORTH 29°17'17" WEST, 82.13 FEET; THENCE NORTH 70°18'58" EAST, 78.50 FEET; THENCE NORTH 23°47'59" EAST, 45.29 FEET; THENCE NORTH 05°54'44" EAST, 45.40 FEET TO THE POINT OF BEGINNING TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 12 FOOT WIDE UTILITY EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN,

THE CENTERLINE OF WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01°08'05" WEST, 547.60 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE SOUTH 88°45'31" EAST 271.57 FEET TO THE POINT OF ENDING. SIDELINES OF SAID EASEMENT ARE TO

EXTEND OR SHORTEN TO BEGIN AT THE WEST LINE OF SAID SECTION 26 AND END AT THE CULDE-SAC OF SAID INGRESSIEGRESS EASEMENT.

TOGETHER WITH A COMMUNITY SEPTIC EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01°08'05" WEST, 933.69 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE NORTH 89°59'01" EAST, 233.66 FEET; THENCE ALONG A 230.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 104.02 FEET (CENTRAL ANGLE 25°54'44H, CHORD BEARING = SOUTH 14°18'18" WEST, CHORD DIST. =103.13 FEET); THENCE SOUTH 89°59'01" WEST, 210.16 FEET TO A POINT ON SAID WEST SECTION LINE; THENCE NORTH 01°08'05" EAST, 100.02 FEET ALONG SAID WEST SECTION LINE TO THE POINT OF BEGINNING

L719 P256/03 SURVEY L8 P107 AFF L755 P794/03 L782 P423&424/03 L787 P899/04 2003 SPLIT FROM 006-126-017-00/-126-017-01/-126-017-02 PARCEL 6- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 01 DEG 08'05" W 547.60 FT ALG W SEC LN TO POB TH S 88 DEG 45'31" E 330.71 FT TH S 01 DEG 20'56" W 196.56 FT TH ALG 185.00 FT RAD CRV TO RIGHT 98.64 FT (CHORD=S 16 DEG 37'27" W 97.48 FT) TH S 31 DEG 53'59" W 37.38 FT TH N 88 DEG 51'55" W 284.82 FT TO PT ON W SEC LN TH N 01 DEG 08'05" E ALG SD W SEC LN 323.23 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 26 T29N R14W 2.40 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                           | 323.23   | 323.44 | 0.6632 | 0.9015 | 800  | 100   |                         | 154,606 |
| 323 Actual Front Feet, 2.40 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 154,606 |

2026 Est. T.C.V. 006-126-017-50 = 154,606

Est. TCV/Total Floor Area = 81.37, Most recent sale 01/08/2021 for 125,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 106,500                 | 106,500 | 106,500 | 68,655       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -29,200 | 0       | 0            | 1,853          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 77,300                  | 77,300  | 77,300  | 70,508       | 70,508         | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-017-60   | 2026 Est. T.C.V.    | GLEN ARBOR TRUST     |
| Property Class: 402 |                     | S GLEN WOODS DR      |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L719 P256/03 SURVEY L8 P107 AFF L755 P794/03 L782 P423&424/03 L828 P266/04 2003  
 SPLIT FROM 006-126-017-00 / 017-01 / 017-02 PARCEL 7- PRT OF NW 1/4 OF NW 1/4  
 SEC 26 COM AT NW COR SD SEC TH S 01 DEG 08'05" W 870.83 FT ALG W SEC LN TO POB  
 TH S 88 DEG 51'55" E 284.82 FT TH S 31 DEG 53'59" W 57.57 FT TH ALG A 215.00 FT  
 RAD CRV TO LEFT 114.64 FT (CHORD=S 16 DEG 37'27" W 113.29 FT) TH S 01 DEG 20'56"  
 W 293.71 FT TO PT ON N 1/8 LN SD SEC TH N 88 DEG 35'23" W 224.02 FT ALG SD 1/8  
 LN TO PT ON W SEC LN TH N 01 DEG 08'05" E ALG W SEC LN 451.27 FT TO POB TOGETHER  
 WITH & SUBJECT TO EASEMENTS SEC 26 T29N R14W 2.41 A.

2008 - SPLIT FROM 126-017-60 - NEW DRAINFIELD AREA NOW 17-70

Land Value Estimates for Land Table 4120.4120 RESI

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------|
| E 100' @ 800/                           | 224.02   | 468.66 | 0.7540 | 1.0264 | 800  | 100   |        | 138,709 |
| 224 Actual Front Feet, 2.41 Total Acres |          |        |        |        |      |       |        | 138,709 |

Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10 | 4000 | 50     | 14,200     |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 14,200     |

2026 Est. T.C.V. 006-126-017-60 = 152,909

Est. TCV/Total Floor Area = 80.48, Most recent sale 08/11/2023 for 200,000

| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 88,700                  | 88,700  | 88,700 | 88,700       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 7,100                   | -19,300 | 0      | 7,100        | -19,300        | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 76,500                  | 76,500  | 76,500 | 98,194       | 76,500         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-126-018-00   | 2026 Est. T.C.V.    | STEWART ARTHUR C JR ET AL |
| Property Class: 401 |                     | 5919 W NORTHWOOD DR       |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L534 P406/00 DC L719 P195/03 PRT GOVT LOT 4 SEC 26 BEG 260 FT W OF SE LOT COR ON  
SHR GLEN LK TH N 2 DEG E 656.7 FT TH W 100 FT TH S 2 DEG W 656.7 FT TO SD SHR TH  
E ON SHR TO POB SEC 26 T29N R14W. 1.5 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 700.00 | 0.9439 | 1.0000 | 21000 | 100   |                        | 1,982,167                         |
| GROUP A 21000                           | 60.00    | 700.00 | 0.9439 | 1.0000 | 21000 | 50    | SURPLUS: ZONING 100 ft | 594,650                           |
| 160 Actual Front Feet, 2.57 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,576,817 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = 1196 SF Floor Area = 1196 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,196 |          |            |
| Total:  |          |             |       | 145,619  | 87,371     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 100 | 2,447 | 1,468 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,425 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 24 | 633 | 380 |
|-----|----|-----|-----|

|         |         |         |
|---------|---------|---------|
| Totals: | 167,545 | 100,526 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 271,421

2026 Est. T.C.V. 006-126-018-00 = 2,849,738

Est. TCV/Total Floor Area = 2382.72

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 1,357,700               | 1,357,700 | 1,357,700 | 342,798      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 67,200    | 0         | 0            | 9,255          | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,424,900               | 1,424,900 | 1,424,900 | 352,053      | 352,053        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-126-019-00   | 2026 Est. T.C.V.    | KILLEN CALVIN B & NANCY TRUST |
| Property Class: 401 |                     | 5897 W NORTHWOOD DR           |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636-9743     |

DC L389 P542 L408 P898&899/95 DC L839 P200&201/05 L839 P223/05 PRT OF GOVT LOT 4  
 SEC 26 COM AT NW COR SEC TH S 0 DEG 27'55" E 1323.30 FT TO NW COR LOT 4 TH S 89  
 DEG 48' E 357.40 FT TO POB TH S 89 DEG 48' E 95 FT TH S 0 DEG 01'48" E 658.95 FT  
 TO SHR GLEN LAKE TH S 74 DEG 11'30" W ON SHR 98.72 FT TH N 0 DEG 01'48" W 680.14  
 FT TO POB SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                  | 98.00    | 670.00 | 1.0000 | 0.9891 | 21000 | 100   |        | 2,035,587 |
| 98 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,035,587 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 7.73     | 1600 | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.53     | 1000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1967

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2312 SF Floor Area = 6544 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 2,312  |          |            |
| 2 Story | Siding   | Overhang    | 960    |          |            |
|         |          |             | Total: | 736,041  | 552,030    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 108 | 4,951 | 3,713 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 4 | 26,863 | 20,147 |
| 2 Fixture Bath     | 1 | 4,500  | 3,375  |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 5,541  | 4,156 |
| 2000 Gal Septic      | 1 | 10,880 | 8,160 |
| Water Well, 100 Feet | 1 | 6,514  | 4,885 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 168 | 9,929  | 7,447  |
| WCP (1 Story) | 336 | 15,819 | 11,864 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 250 | 4,988 | 3,741 |
| Treated Wood | 592 | 8,785 | 6,589 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 960 | 45,523 | 34,142 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 2   | 1,343  | 1,007  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Parcel Number: 45-006-126-019-00

Page: 2

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 888,392 | 666,292 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,798,988

|                                                  |       |          |
|--------------------------------------------------|-------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 2 STORY | Cls C | Blt 1985 |
|--------------------------------------------------|-------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Overhang   | 728    |          |            |
|         |          |            | Total: | 64,428   | 48,321     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 416 | 32,490 | 24,368 |
|----------------|-----|--------|--------|

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 16 | 1,208 | 906 |
|---------------|----|-------|-----|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 728 | 28,741 | 21,556 |
|-----------|-----|--------|--------|

|             |   |     |     |
|-------------|---|-----|-----|
| Door Opener | 1 | 537 | 403 |
|-------------|---|-----|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 128,855 | 96,642 |
|---------|---------|--------|

Notes: D.G. WITH LIVING

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 260,933

2026 Est. T.C.V. 006-126-019-00 = 4,103,008

Est. TCV/Total Floor Area = 564.22, Most recent sale 01/07/2005 for 1,450,000

|                         |           |           |                |             |           |
|-------------------------|-----------|-----------|----------------|-------------|-----------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |           |
| 1,965,100               | 1,965,100 | 1,965,100 | 1,253,159      | 2.70        |           |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |           |
| 0                       | 86,400    | 0         | 33,835         | 0           |           |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT   |
| 2,051,500               | 2,051,500 | 2,051,500 | 1,286,994      | 1,286,994   | 1,235,514 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-126-020-00   | 2026 Est. T.C.V.    | ROSIEK JOSEPH K & CYNTHIA F |
| Property Class: 401 |                     | 5953 W NORTHWOOD DR         |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L269 P320 L340 P583-584/92 GA327-3 PART OF GOVT LOT 4 COM AT NW COR SEC TH S 0 DEG 27' 55" E 1542.19 FT ALG W LN FOR POB TH S 0 DEG 27' 55" E 232 FT TH S5 DEG 24' 04" E 75 FT TH N 89 DEG 32' 05" E 93.55 FT TH N 0 DEG 27' 55" W 306.72 FT PARALLEL WITH W LN TH S 89 DEG 32' 05" W 100 FT TO POB TOGETHER WITH EASEMENT SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/        | 95.68    | 313.68      | 1.0111 | 0.9215 | 2000       | 100   |              | 178,297 |
| 96 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 178,297 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 500  | 0      | 0          |
| Wood Frame          | 39.96 | 24   | 50     | 479        |
| Wood Frame          | 39.96 | 40   | 50     | 799        |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 6,278 |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1983

(11) Heating System: Electric Baseboard  
 Ground Area = 1736 SF Floor Area = 2782 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior  | Foundation  | Size | Cost New | Depr. Cost |
|------------|-----------|-------------|------|----------|------------|
| 1.75 Story | Pine Logs | Basement    | 728  |          |            |
| 1.5 Story  | Pine Logs | Basement    | 800  |          |            |
| 1 Story    | Siding    | Crawl Space | 208  |          |            |
| 1 Story    | Siding    | Overhang    | 100  |          |            |
|            |           | Total:      |      | 395,712  | 257,244    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 250 | 9,328 | 6,063 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 100 | 3,090 | 2,008 |
| WPP | 224 | 5,163 | 3,356 |
| WPP | 48  | 2,195 | 1,427 |
| WPP | 24  | 1,272 | 827   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 384 | 6,244 | 4,059 |
|--------------|-----|-------|-------|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 50 | 2,228 | 1,448 |
|--------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 3 Car | 1 | 5,356 | 3,481 |
| Door Opener            | 2 | 1,075 | 699   |

Parcel Number: 45-006-126-020-00

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
| Wood Stove       | 1 | 2,552 | 1,659 |

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 461,654 | 300,107 |
|---------|--|---------|---------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 660,235 |
|----------------------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-126-020-00 | = | 844,810 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 303.67, Most recent sale 04/20/1992 for 134,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 360,800                 | 360,800 | 360,800   | 207,238        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 61,600  | 0         | 5,595          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 422,400                 | 422,400 | 422,400   | 212,833        | 212,833     | 212,833 |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-126-020-10   | 2026 Est. T.C.V.    | KENDALL BERRY & JASON |
| Property Class: 401 |                     | 5941 W NORTHWOOD DR   |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L1179P430 PARCEL 2 PART OF GOVERNMENT LOT4 , SEC 26 , T29N , R14W COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION S00°27'55"E. 1321.93 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE CONTINUING ALONG THE SAME LINE S00°27'55" E 218.76 FEET; THENCE N89°29'42"E 99.94 FEET; THENCE S00°29'56"E 306.33 FEET TO THE POINT OF BEGINNING; THENCE N89°24'26"E 86.04 FEET; THENCE S00°11'33"E 210.21 FEET TO A SHORELINE TRAVERSE OF GLEN LAKE; THENCE ALONG SAID TRAVERSE LINE S7L 0 08'52"W 166.93 FEET; THENCE N05°00'13"W 263.28 FEET; THENCE N89°24'26"E 94.20 FEET TO THE POINT OF BEGINNING.

FORMERLY RECORDED AS:

L239 P690 L410 P893/95 DC L506 P355 L506 P356&366/99 L834 P160/04 L873 P194/05 SURVEY L9 P37/05 2006 DESC REVISED (REF: SPLIT -126-020-20) PRT GOVT LOT 4 SEC 26 COM NW COR SD SEC TH ALG W LN SD SEC S 00 DEG 27' 55" E 1321.93 FT TO NW COR SD GOVT LOT 4 TH CONT ALG SD LN S 00 DEG 27' 55" E 218.76 FT TH N 89 DEG 29' 42" E 99.94 FT TH S 00 DEG 29' 56" E 306.33 FT TO POB TH N 89 DEG 24' 26" E 86.04 FT TH S 00 DEG 11' 33" E 210.21 FT TO SHORELINE TRAVERSE GLEN LAKE TH ALG SD TRAVERSE LN S 71 DEG 08' 52" W 166.93 FT TH N 05 DEG 00' 13" W 263.28 FT TH N 89 DEG 24' 26" E 94.20 FT TO POB SUBJECT TO & TOGETHER W/EASEMENT OVER & ACROSS KRULL RD PURSUANT TO PRIVATE RD MAINTENANCE AGREEMENT L379 P874. SEC 26 T29N R14W 1.04 A M/L.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 271.39 | 0.9339 | 0.7891 | 21000 | 100   |                        | 1,547,601 |
| GROUP A 21000                                                   | 66.93    | 271.39 | 0.9339 | 0.7891 | 21000 | 50    | SURPLUS: ZONING 100 ft | 517,905   |
| 167 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,065,506 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 26.62 | 600  | 100    | 15,972     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 15,972     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1959

(11) Heating System: Forced Heat & Cool

Ground Area = 2561 SF Floor Area = 2561 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,853  |          |            |
| 1 Story | Siding   | Crawl Space | 708    |          |            |
|         |          |             | Total: | 423,488  | 338,791    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 52 | 2,857 | 2,286 |
|-----|----|-------|-------|

Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 50  | 1,826  | 1,461 |
| Treated Wood | 288 | 5,481  | 4,385 |
| Treated Wood | 738 | 10,162 | 8,130 |

Parcel Number: 45-006-126-020-10

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## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 770 | 35,482 | 28,386 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 1 Story | 2 | 13,835 | 11,068 |
|------------------|---|--------|--------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 529,231 | 423,388 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,143,148

2026 Est. T.C.V. 006-126-020-10

= 3,224,626

Est. TCV/Total Floor Area = 1259.13, Most recent sale 08/29/2014 for 1,200,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,540,500               | 1,540,500 | 1,540,500 | 998,471        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 71,800    | 0         | 26,958         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,612,300               | 1,612,300 | 1,612,300 | 1,025,429      | 1,025,429   | 0       |



|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-126-020-20   | 2026 Est. T.C.V.    | ROSIEK JOSEPH K & CYNTHIA F |
| Property Class: 402 |                     | W NORTHWOOD DR              |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L239 P690 L410 P893/95 DC L506 P355 L506 P356&366/99 L834 P160/04 L873 P194/05  
 PER LDA SURVEY L9 P37 2005 SPLIT FROM 006-126-020-10 PARCEL 1 - PRT GOVT LOT 4  
 SEC 26 COM AT NW COR SD SEC TH S 00 DEG 27'55" E 1321.93 FT TO NW COR GOVT LOT 4  
 & POB TH CONT S 00 DEG 27'55" E 218.76 FT ALG W SEC LN TH N 89 DEG 29'42" E  
 99.94 FT TH S 00 DEG 29'56" E 306.33 FT TH N 89 DEG 24'26" E 86.04 FT TH N 00  
 DEG 11'33" W 524.24 FT TO N LN GOVT LOT 4 TH S 89 DEG 42'49" W 188.66 FT TO POB  
 SUBJECT TO EASEMENTS REC L340 P579 & L239 P690 SEC 26 T29N R14W. 1.55 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value         |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------------|
| C 100' @ 2000/                          | 100.00   | 358.26 | 0.8535 | 0.9526 | 2000 | 100   |                         | 162,612       |
| E 100' @ 800/                           | 88.46    | 358.26 | 0.8011 | 0.9343 | 800  | 50    | SURPLUS: ZONING         | 100 ft 26,484 |
| 188 Actual Front Feet, 1.55 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 189,096       |

2026 Est. T.C.V. 006-126-020-20 = 189,096

Est. TCV/Total Floor Area = 73.84, Most recent sale 09/22/2005 for 226,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 98,400                  | 98,400 | 98,400    | 90,138         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -3,900 | 0         | 2,433          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 94,500                  | 94,500 | 94,500    | 92,571         | 92,571      | 92,571  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-126-021-00   | 2026 Est. T.C.V.    | KASSARJIAN JOHN R & CAROLYN J |
| Property Class: 402 |                     | W NORTHWOOD DR                |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L231 P470 L595 P384/01 GA 328 PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S  
 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74  
 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40"  
 W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29 FT TH  
 N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG 17'40"  
 E ALG SD N LN 1319.46 FT TO POB UNDIVIDED 1/6 INTEREST SEC 26 T29N R14W. 42.930  
 A.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                               | Frontage | Depth | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------------------------|----------|-------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/                             | 1319.46  | 17.27 | 0.4054 | 1.5119 | 800        | 16    | 1/6 INTEREST | 103,515 |
| 1319 Actual Front Feet, 42.93 Total Acres |          |       |        |        | Total Est. |       | Land Value = | 103,515 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-126-021-00 | = | 103,515 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 40.42

| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 70,800                  | 70,800  | 70,800 | 7,312        | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -19,000 | 0      | 0            | 197            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 51,800                  | 51,800  | 51,800 | 7,509        | 7,509          | 7,509   |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-021-10   | 2026 Est. T.C.V.    | JJ&P REAL ESTATE LLC |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1149P625 AN interest in the Northeast quarter of the Northeast quarter, Section 26, Town 29 North, Range 14 West. Subject to the Tenant-in-Common Agreement of August 25, 1995, recorded in Liber 412, Page 404, Leelanau County Records. Subject to easements, reservations and restrictions of record, if any.

L207 P22 L412 P404/95 L412 P411/95 L562 P756/00 L595 P384/01 PRT GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E LN SD SEC 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40" W ALG SD N LN & WITHIN SD R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD N LN & R/W 627.29 FT TH N 00 DEG 04' 43" W ALG E 1/8 LN SD SEC 1538.21 FT TO N LN SD SEC TH N 89 DEG 17'40" E ALG SD N LN 1319.46 FT TO POB UNDIVIDED 1/3 INTEREST SEC 26 T29N R14W. 42.930 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                               | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-------------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                             | 1319.46  | 1417.27 | 0.4054 | 1.5119 | 800  | 33    | 1/3 INTEREST            | 213,500 |
| 1319 Actual Front Feet, 42.93 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 213,500 |

|                                                                      |                |           |                |
|----------------------------------------------------------------------|----------------|-----------|----------------|
| 2026 Est. T.C.V.                                                     | 006-126-021-10 | =         | 213,500        |
| Est. TCV/Total Floor Area = 83.37, Most recent sale 05/03/2001 for 0 |                |           |                |
| 2025 Assessed                                                        | MBOR           | S.E.V.    | Base for Cap   |
| 146,000                                                              | 146,000        | 146,000   | 14,629         |
|                                                                      |                |           | 2.70           |
| 2026 New Eq. Adjustment                                              | Loss           | Additions | Tax Adjustment |
| 0                                                                    | -39,200        | 0         | 394            |
| 2026 Assessed                                                        | MBOR           | S.E.V.    | Capped         |
| 106,800                                                              | 106,800        | 106,800   | 15,023         |
|                                                                      |                |           | 15,023         |
|                                                                      |                |           | PRE/MBT        |
|                                                                      |                |           | 0              |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-126-021-20   | 2026 Est. T.C.V.    | BAXTER W M JR & G C JOINT TRUST |
| Property Class: 402 |                     | W NORTHWOOD DR                  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

GA 328-2 L346 P863/92 L595 P384/01 . PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD  
 SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB  
 TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG  
 41'40" W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29  
 FT TH N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG  
 17'40" E ALG SD N LN 1319.46 FT TO POB UND 1/6 INT-WILLIAM M BAXTER JR DEC OF  
 TRUST UND 1/6 INT-GWENDOLYN C BAXTER DEC OF TRUST SEC 26 T29N R14W. 42.930 A.

Land Value Estimates for Land Table 4120.4120 RESI

|                         |          | * Factors * |        | NE1/4 OF NE1/4 OF SEC 26 |            |                 |         |
|-------------------------|----------|-------------|--------|--------------------------|------------|-----------------|---------|
| Description             | Frontage | Depth       | Front  | Depth                    | Rate %Adj. | Reason          | Value   |
| E 100' @ 800/           | 1319.46  | 1417.27     | 0.4054 | 1.5119                   | 800        | 33 1/3 INTEREST | 213,500 |
| 1319 Actual Front Feet, | 42.93    | Total Acres |        |                          | Total Est. | Land Value =    | 213,500 |

2026 Est. T.C.V. 006-126-021-20 = 213,500

Est. TCV/Total Floor Area = 83.37

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 146,000       | 146,000    | 146,000 | 14,629       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -39,200    | 0       | 0            | 394            | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 106,800       | 106,800    | 106,800 | 15,023       | 15,023         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-021-30   | 2026 Est. T.C.V.    | JJ&P REAL ESTATE LLC |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1149P625 An undivided interest in the Northeast quarter of the Northeast quarter, Section 26, Town 29 North, Range 14 West. Subject to the Tenant-in-Common Agreement of August 25, 1995, recorded in Liber 412, Page 404, Leelanau County Records. Subject to easements, reservations and restrictions of record, if any.

L230 P589 L417 P720/96 L595 P384/01 GA 328-3 PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40" W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29 FT TH N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG 17'40" E ALG SD N LN 1319.46 FT TO POB UNDIVIDED 1/6 INTEREST SEC 26 T29N R14W. 42.930 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                               | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-------------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                             | 1319.46  | 1417.27 | 0.4054 | 1.5119 | 800  | 16    | 1/6 INTEREST            | 103,515 |
| 1319 Actual Front Feet, 42.93 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 103,515 |

|                                                                          |         |        |              |  |                |  |         |         |
|--------------------------------------------------------------------------|---------|--------|--------------|--|----------------|--|---------|---------|
| 2026 Est. T.C.V. 006-126-021-30                                          |         |        |              |  |                |  | =       | 103,515 |
| Est. TCV/Total Floor Area = 40.42, Most recent sale 12/11/1981 for 2,000 |         |        |              |  |                |  |         |         |
| 2025 Assessed                                                            | MBOR    | S.E.V. | Base for Cap |  | IRM            |  |         |         |
| 70,800                                                                   | 70,800  | 70,800 | 7,312        |  | 2.70           |  |         |         |
| 2026 New Eq. Adjustment                                                  | Loss    |        | Additions    |  | Tax Adjustment |  | Losses  |         |
| 0                                                                        | -19,000 |        | 0            |  | 197            |  | 0       |         |
| 2026 Assessed                                                            | MBOR    | S.E.V. | Capped       |  | ->Taxable<-    |  | PRE/MBT |         |
| 51,800                                                                   | 51,800  | 51,800 | 7,509        |  | 7,509          |  | 0       |         |

45-006-126-022-01  
Property Class: 401  
Map #: 50

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BRUMETT DEAN & KILLPACK DEAN &  
5463 W NORTHWOOD DR  
GLEN ARBOR, MI 49636

L11P341 SURVEY PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85°27'00" EAST, ALONG SAID CENTERLINE, 200.73 FEET; THENCE SOUTH 00°11'11" EAST, 152.45 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 86°12'46" EAST 128.16 FEET; THENCE SOUTH 06°19'35" WEST, 336.39 FEET; THENCE SOUTH 03°36'27" EAST, 88.37 FEET TO A POINT ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 71°56'28" WEST, ALONG SAID SHORE, 100.00 FEET; THENCE NORTH 00°11'10" WEST, 400.00 FEET, TO THE POINT OF BEGINNING. CONTAINS 1.01 ACRES OF LAND, MORE OR LESS. TOGETHER WITH THOSE LANDS LYING BETWEEN DESCRIBED SHORE LINE AND THE WATER'S EDGE OF GLEN LAKE WITH FULL RIPARIAN RIGHTS. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT OVER THE EXISTING CENTERLINE OF A GRAVEL DRIVE, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°12'28" EAST. ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85°27'00" EAST, ALONG SAID CENTERLINE, 402.42 FEET, TO THE CENTERLINE OF AN EXISTING SHARED GRAVEL DRIVE AND TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE, LONG CHORDS DESCRIBED AS SOUTH 12°11'22" WEST, 39.40 FEET; THENCE SOUTH 68°25'07" WEST, 111.42 FEET; THENCE SOUTH 53°11'55" WEST, 55.55 FEET; THENCE SOUTH 21°19'50" WEST, 47.88 FEET; THENCE SOUTH 05°39'16" EAST, 111.54 FEET; THENCE SOUTH 54°38'32" EAST, 86.92 FEET, TO THE POINT OF ENDING, TERMINATING SAID EASEMENT AT THE BOUNDARY BETWEEN PARCELS AND A & B. FURTHER SUBJECT TO AND TOGETHER AN EASEMENT FOR ONSITE SEPTIC DISPOSAL, COVERS ALL EXISTING INFRASTRUCTURE FOR A SHARED SYSTEM TO SERVICE PARCELS .. A" & "B", LYING ON PARCEL B AND THE RIGHT TO MAINTAIN, REPAIR, AND REPLACE THE FIELD, TANKS, SEWER LINE, AND PUMPS THAT ARE REQUIRED BY THE COUNTY HEALTH DEPARTMENT. ALSO SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.  
SPLIT/COMBINED ON 05/28/2014 FROM 006-126-022-00;

Split/Comb. on 05/28/2014 completed 05/28/2014 TIM INCREASE SIZE OF 2ND DWELLING;

Parent Parcel(s): 006-126-022-00;

Child Parcel(s): 006-126-022-01, 006-126-022-02;

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 439.96 | 1.0000 | 0.8904 | 21000      | 100   |              | 1,869,808 |
| 100 Actual Front Feet, 1.01 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,869,808 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| BOAT HOIST                                          | 2,000.00 | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1887 SF Floor Area = 2830 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,887 |          |            |
| Total:    |          |             |       | 477,718  | 453,838    |

Parcel Number: 45-006-126-022-01

Page: 2

## Other Additions/Adjustments

## Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 384 | 19,519 | 18,543 |
|--------------|-----|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,094  |
| 3 Fixture Bath     | 3 | 30,826 | 29,285 |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 5,710  |
| 2000 Gal Septic      | 1 | 11,719 | 11,133 |
| Water Well, 100 Feet | 1 | 6,941  | 6,594  |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 572 | 21,988 | 20,889 |
| WPP           | 48  | 3,023  | 2,872  |
| WPP           | 91  | 4,225  | 4,014  |

## Balcony

|              |     |        |        |
|--------------|-----|--------|--------|
| Wood Balcony | 286 | 17,380 | 16,511 |
|--------------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,507 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 1 | 11,786 | 11,197 |
|------------------|---|--------|--------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 621,243 | 590,187 |
|---------|--|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,593,505

2026 Est. T.C.V. 006-126-022-01

= 3,467,813

Est. TCV/Total Floor Area = 1225.38

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,652,900     | 1,652,900 | 1,652,900 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 871,974      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 0                       | 81,000 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 23,543         | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,733,900     | 1,733,900 | 1,733,900 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 895,517 | 895,517     | 0       |

45-006-126-022-02  
Property Class: 401  
Map #: 50

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BRUMETT DEAN & KILLPACK DEAN &  
5441 W NORTHWOOD DR  
GLEN ARBOR, MI 49636

L11-343 SURVEY PARCEL "B" PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85°27'00" EAST, ALONG SAID CENTERLINE, 200.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85°27'00" EAST, ALONG SAID CENTERLINE, 246.93 FEET; THENCE SOUTH 00°37'01" EAST, 600.07 FEET TO A POINT ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 88°12'25" WEST, ALONG SAID SHORE, 49.59 FEET; THENCE NORTH 71°56'28" WEST, ALONG SAID SHORE, 111.68 FEET; THENCE NORTH 03°36'27" WEST, 88.37 FEET; THENCE NORTH 06°19'35" EAST, 336.39 FEET; THENCE NORTH 86°12'46" WEST, 128.16 FEET; THENCE NORTH 00°11'11" WEST, 152.45 FEET, TO THE POINT OF BEGINNING. CONTAINS 2.31 ACRES OF LAND, MORE OR LESS. TOGETHER WITH THOSE 'ANDS LYING BETWEEN DESCRIBED SHORE LINE AND THE WATER'S EDGE OF GLEN LAKE WITH FULL RIPARIAN RIGHTS. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT OVER THE EXISTING CENTERLINE OF A GROVEL DRIVE, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85°27'00" EAST, ALONG SAID CENTERLINE, 402.42 FEET, TO THE CENTERLINE OF AN EXISTING SHARED GRAVEL DRIVE AND TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE, LONG CHORDS DESCRIBED AS SOUTH 12°11'22" WEST, 39.40 FEET; THENCE SOUTH 68°25'07" WEST, 111.42 FEET; THENCE SOUTH 53°11'55" WEST, 55.55 FEET; THENCE SOUTH 21°19'50" WEST, 47.88 FEET; THENCE SOUTH 05°39'16" EAST, 111.54 FEET; THENCE SOUTH 54°38'32" EAST, 86.92 FEET, TO THE POINT OF ENDING, TERMINATING SAID EASEMENT AT THE BOUNDARY BETWEEN PARCELS AND A & B. FURTHER SUBJECT TO AND TOGETHER AN EASEMENT FOR ONSITE SEPTIC DISPOSAL, COVERS ALL EXISTING INFRASTRUCTURE FOR A SHARED SYSTEM TO SERVICE PARCELS "A" & "B", LYING ON PARCEL B AND THE RIGHT TO MAINTAIN, REPAIR, AND REPLACE THE FIELD, TANKS, SEWER LINE, AND PUMPS THAT ARE REQUIRED BY THE COUNTY HEALTH DEPARTMENT. SUBJECT TO THE RIGHT-OF-WAY OF NORTHWOOD DRIVE ACROSS THE NORTHERLY 33.00 FEET THEREOF. ALSO SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY. SPLIT/COMBINED ON 05/28/2014 FROM 006-126-022-00;

Split/Comb. on 05/28/2014 completed 05/28/2014 TIM INCREASE SIZE OF 2ND DWELLING;  
Parent Parcel(s): 006-126-022-00;  
Child Parcel(s): 006-126-022-01, 006-126-022-02;  
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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|-----------|
| GROUP A 21000                           | 100.00   | 901.00 | 1.0000 | 1.0651 | 21000      | 100   |                        | 2,236,793 |
| GROUP A 21000                           | 11.68    | 901.00 | 1.0000 | 1.0651 | 21000      | 50    | SURPLUS: ZONING 100 ft | 130,629   |
| 112 Actual Front Feet, 2.31 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 2,367,422 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 19.30 | 860  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.22  | 2500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1930

(11) Heating System: Forced Heat & Cool  
Ground Area = 1596 SF Floor Area = 3029 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65



## Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 2 Story    | Siding   | Crawl Space | 600    |          |            |
| 1.75 Story | Siding   | Crawl Space | 224    |          |            |
| 1.75 Story | Siding   | Blt-in Gar. | 468    |          |            |
| 2 Story    | Siding   | Crawl Space | 304    |          |            |
| 1 Story    | Siding   | Overhang    | 10     |          |            |
|            |          |             | Total: | 393,957  | 256,073    |

## Other Additions/Adjustments

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Exterior     |  |  |    |       |       |
| Stone Veneer |  |  | 40 | 1,834 | 1,192 |

## Plumbing

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Average Fixture(s) |  |  | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     |  |  | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     |  |  | 1 | 4,500 | 2,925 |

## Water/Sewer

|                      |  |  |   |       |       |
|----------------------|--|--|---|-------|-------|
| 1000 Gal Septic      |  |  | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet |  |  | 1 | 6,514 | 4,234 |

## Porches

|                |  |  |     |        |        |
|----------------|--|--|-----|--------|--------|
| WSEP (1 Story) |  |  | 232 | 15,952 | 10,369 |
| WPP            |  |  | 77  | 3,576  | 2,324  |
| CPP            |  |  | 288 | 6,299  | 4,094  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |  |  |   |       |       |
|------------------------|--|--|---|-------|-------|
| Basement Garage: 2 Car |  |  | 1 | 4,455 | 2,896 |
| Door Opener            |  |  | 2 | 1,343 | 873   |

## Built-Ins

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Appliance Allow. |  |  | 1 | 3,976 | 2,584 |
|------------------|--|--|---|-------|-------|

Totals: 456,799 296,919

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 801,681

2026 Est. T.C.V. 006-126-022-02 = 3,179,103

Est. TCV/Total Floor Area = 1049.56

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,516,100     | 1,516,100  | 1,516,100 | 665,589      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 73,500     | 0         | 0            | 17,970         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,589,600     | 1,589,600  | 1,589,600 | 683,559      | 683,559        | 0       |  |

45-006-126-023-00  
Property Class: 401  
Map #: 51

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

COTTAGE LLC  
5621 W NORTHWOOD DR  
GLEN ARBOR, MI 49636

PRT OF GOVT LOT 3 SEC 26 COM NE COR OF SD GOVT LOT 3 TH S TO C/L NORTHWOOD DR TH N 85 DEG 27' W ALG SD C/L 360 FT FOR POB TH CONT ALG SD C/L W 400 FT TH S TO SHR GLEN LAKE TH ELY ALG SD SHR 400 FT TH N 0 DEG 04' 30" W 563.8 FT TO POB SEC 26 T29N R14W. UND 1/2 INTEREST - WADE FETZER III UND 1/2 INTEREST - BEVERLY B FETZER III 2008 QC LEGALS PARCEL 1. TWO HUNDRED (200) FEET OF LOT 3 IN SECTION 26, TOWNSHIP 29 NORTH, RANGE 14 WEST COMMENCING AT THE WATER LINE 460 FEET WEST OF THE NORTH AND SOUTH QUARTER LINE BETWEEN LOTS 2 AND 3; THENCE NORTH APPROXIMATELY 625 FEET TO THE ROAD; THENCE ALONG THE ROAD TO CENTER LINE OF LOT 3 APPROXIMATELY 206 FEET; THENCE SOUTH APPROXIMATELY 625 FEET TO THE WATER'S EDGE OF GLEN LAKE; THENCE ALONG THE LAKE APPROXIMATELY 200 FEET TO THE PLACE OF BEGINNING. CONTAINING 120,000 SQUARE FEET MORE OR LESS, TOGETHER WITH ALL RIPARIAN RIGHTS. PARCEL 2. ONE HUNDRED (100) FEET OF GOVERNMENT LOT 3 IN SECTION 26, TOWNSHIP 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WATER LINE OF GLEN LAKE, 560 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTH TO THE LAID OUT HIGHWAY; THENCE ALONG THE ROAD TO CENTER LINE OF LOT 3, APPROXIMATELY 100 FEET; THENCE SOUTH TO THE WATER'S EDGE OF GLEN LAKE; THENCE ALONG THE LAKE, WESTERLY APPROXIMATELY 100 FEET TO THE PLACE OF BEGINNING. CONTAINING 65,000 SQUARE FEET, MORE OR LESS, TOGETHER WITH ALL RIPARIAN RIGHTS PERTAINING THERETO. PARCEL 3. A PART OF GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 14 WEST OF THE MICHIGAN MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF A PUBLIC ROAD WHICH IS 1527.34 FEET SOUTH OF AND 166.56 FEET WEST OF THE NORTH QUARTER COMER OF SAID SECTION 26; THENCE NORTH 85° 27' WEST ALONG THE CENTERLINE OF PUBLIC HIGHWAY 200.0 FEET AS THE PLACE OF BEGINNING (BEING THE NORTHWEST COMER OF THE PARCEL DEEDED TO WAYNE F. ANDERSON AND RECORDED OCTOBER 28, 1970 IN LIBER 155, PAGE 136, LEELANAU COUNTY RECORDS); THENCE NORTH 85° 27' WEST ALONG THE CENTER LINE OF PUBLIC HIGHWAY I 0.0.5 FEET; THENCE SOUTH 570.64 FEET TO THE SHORE OF GLEN LAKE; THENCE SOUTH 86° 0.0.' EAST ALONG SAID SHORE 10.0.8 FEET; THENCE NORTH 0.° 0.2' WEST 568.28 FEET TO THE POINT OF BEGINNING. TOGETHER WITH FULL RIPARIAN RIGHTS INCIDENT THERETO; ALSO ALL LAND, IF ANY, LYING BETWEEN SAID ABOVE DESCRIBED PARCEL AND THE WATER'S EDGE OF GLEN LAKE. ALSO DESCRIBED AS: A PART OF GOV'T LOT 3, SECTION 26, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ~ COMER OF SAID SECTION 26; THENCE ALONG NORTH AND SOUTH ~ LINE S 0.0.°-0.4' -30."E 1527.34 FEET (REC) TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG SAID CENTERLINE N 85°-27'-0.0."W 366.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAME LINEN 85°27':.0.0."W 397.80. FEET; THENCE S 0.0.0-0.4'-30."E 541.56 FEET TO THE SHORE OF GLEN LAKE; THENCE ALONG SAID SHORELINE S 82°-16'-30."E 40.0.20. FEET; THENCE N Q00-0.4'-30."W 563.80. FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF WAY OF NORTHWOOD DRIVE, TOGETHER WITH FULL RIPARIAN RIGHTS ON GLEN LAKE.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 400.00   | 550.00 | 0.7506 | 0.9415 | 21000      | 100   |              | 5,936,512 |
| 400 Actual Front Feet, 5.05 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 5,936,512 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 45.58 | 1280 | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 7.48  | 581  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 7.48  | 969  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                       | Rate      | Size | % Good | Cash Value               |
|-----------------------------------|-----------|------|--------|--------------------------|
| LAND IMPROVEMENTS 10              | 10,000.00 | 1    | 100    | 10,000                   |
| BOAT HOIST                        | 2,000.00  | 2    | 100    | 4,000                    |
| Total Estimated Land Improvements |           |      |        | True Cash Value = 14,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Heat & Cool

Ground Area = 2627 SF Floor Area = 2627 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Basement    | 1,481  |          |            |
| 1 Story | Siding   | Basement    | 768    |          |            |
| 1 Story | Siding   | Crawl Space | 378    |          |            |
|         |          |             | Total: | 331,154  | 215,250    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 786   |
| 3 Fixture Bath     | 1 | 3,794 | 2,466 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 208 | 3,565 | 2,317 |
|-----|-----|-------|-------|

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                        |     |        |        |
|------------------------|-----|--------|--------|
| Base Cost              | 768 | 23,939 | 15,560 |
| Door Opener            | 2   | 954    | 620    |
| Basement Garage: 2 Car | 1   | 3,760  | 2,444  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,710 |
| Wood Stove       | 1 | 2,149 | 1,397 |

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1444 | 18,310 | 11,901 |
|--------------|------|--------|--------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 406,472 264,205

Notes: 5621 GUEST HOUSE AT NORTHWOOD DR

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 713,354

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 816    |          |            |
|         |          |             | Total: | 104,257  | 67,766     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

## Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 96 | 2,740 | 1,781 |
|-----|----|-------|-------|

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,760 | 2,444 |
| Door Opener            | 1 | 477   | 310   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 114,377 | 74,344 |
|---------|---------|--------|

Notes: WADES WING / KITCHEN

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 200,729

|                            |               |           |        |          |
|----------------------------|---------------|-----------|--------|----------|
| Cost Est. for Res. Bldg: 3 | Single Family | 1.5 STORY | Cls BC | Blt 1982 |
|----------------------------|---------------|-----------|--------|----------|

(11) Heating System: Electric Baseboard

Ground Area = 2981 SF Floor Area = 4472 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

|           |          |             |        |          |            |
|-----------|----------|-------------|--------|----------|------------|
| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
| 1.5 Story | Siding   | Crawl Space | 2,981  |          |            |
|           |          |             | Total: | 590,523  | 383,839    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |
| 2 Fixture Bath     | 1 | 4,500  | 2,925 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 30  | 2,864  | 1,862  |
| WSEP (1 Story) | 224 | 15,532 | 10,096 |
| WCP (1 Story)  | 40  | 3,588  | 2,332  |
| WCP (1 Story)  | 50  | 4,198  | 2,729  |
| WCP (1 Story)  | 24  | 2,119  | 1,377  |

## Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 92  | 2,557  | 1,662 |
| Treated Wood | 590 | 8,767  | 5,699 |
| Treated Wood | 496 | 7,822  | 5,084 |
| Treated Wood | 820 | 11,291 | 7,339 |

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 688 | 32,845 | 21,349 |
|-----------|-----|--------|--------|

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 710 | 43,310 | 28,151 |
|-----------|-----|--------|--------|

|             |   |     |     |
|-------------|---|-----|-----|
| Door Opener | 1 | 672 | 437 |
|-------------|---|-----|-----|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 1 Story | 3 | 20,752 | 13,489 |
|------------------|---|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 770,884 | 501,073 |
|---------|---------|---------|

Notes: 5655 BEACHSIDE HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,352,896

|                                                              |         |
|--------------------------------------------------------------|---------|
| Cost Estimates for Commercial/Industrial Building/Section: 1 | Built 0 |
|--------------------------------------------------------------|---------|

Description of Occupancy: TENNIS COURT

|                       |      |          |      |       |            |
|-----------------------|------|----------|------|-------|------------|
| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr. Cost |
| /CI17/SPOC/TENC/ASPCA | 7.65 | 2082     | 1.00 | 50    | 7,964      |

ECF (4080 BIG GLEN) 2.700 =&gt; TCV of Bldg: 1 = 21,503

Total Estimated True Cash Value of Commercial/Industrial Buildings = 21,503

Parcel Number: 45-006-126-023-00

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|                                     |                |           |              |                |           |  |
|-------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-126-023-00     |                |           |              | =              | 8,238,994 |  |
| Est. TCV/Total Floor Area = 1040.93 |                |           |              |                |           |  |
| 2025 Assessed                       | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 3,930,300                           | 3,930,300      | 3,930,300 | 2,938,990    | 2.70           |           |  |
| 2026 New                            | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                   | 189,200        | 0         | 0            | 79,352         | 0         |  |
| 2026 Assessed                       | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 4,119,500                           | 4,119,500      | 4,119,500 | 3,018,342    | 3,018,342      | 0         |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-126-024-10   | 2026 Est. T.C.V.    | MACLACHLAN PATRICIA TRUST |
| Property Class: 401 |                     | 5535 W NORTHWOOD DR       |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L234 P490 L244 P507 L253 P469 L260 P4 L277 P906 L395 P250/94 PRT GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 01' 08" E 1536.79 FT ALG N-S 1/4 LN TO POINT N 00 DEG 01' 08" W 497.35 FT FROM MEANDER COR ON GLEN LAKE TH N 85 DEG 27' 00" W 6.53 FT ALG C/L NORTHWOOD DR TO POB TH N 85 DEG 27' 00" W 160.56 FT ALG C/L NORTHWOOD DR TH S 00 DEG 14' 41" E 604.94 FT TH S 87 DEG 39' 38" E 159.72 FT ALG SHR GLEN LAKE TH N 00 DEG 12' 09" W 100.82 FT TO IRON STAKE TH CONT N 00 DEG 12' 09" W 497.90 FT TO POB SEC 26 T29N R14W 2.21 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 601.67 | 0.9439 | 0.9629 | 21000 | 100   |                        | 1,908,559 |
| GROUP A 21000                                                   | 60.00    | 601.67 | 0.9439 | 0.9629 | 21000 | 50    | SURPLUS: ZONING 100 ft | 572,568   |
| 160 Actual Front Feet, 2.21 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,481,127 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size  | % Good | Cash Value |
|---------------------------|-------|-------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 18    | 0      | 0          |
| D/W/P: Asphalt Paving     | 3.16  | 10000 | 0      | 0          |
| Wood Frame                | 32.90 | 80    | 50     | 1,316      |
| Wood Frame                | 28.51 | 120   | 50     | 1,710      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 95     | 9,500      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 12,526     |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1900

(11) Heating System: Forced Heat & Cool

Ground Area = 1256 SF Floor Area = 1552 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|---------|-----------|-------------|--------|----------|------------|
| 1 Story | Pine Logs | Crawl Space | 1,184  |          |            |
| 1 Story | Siding    | Crawl Space | 72     |          |            |
| 1 Story | Siding    | Overhang    | 296    |          |            |
|         |           |             | Total: | 231,267  | 138,762    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 2,869 |
| Water Well, 50 Feet | 2 | 6,821 | 4,093 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 992 | 32,696 | 19,618 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 292,376 | 175,428 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 473,656

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 1999

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories                                                    | Exterior       | Foundation | Size | Cost New | Depr. Cost |
|------------------------------------------------------------|----------------|------------|------|----------|------------|
| Other Additions/Adjustments                                |                |            |      |          |            |
| Plumbing                                                   |                |            |      |          |            |
|                                                            | 3 Fixture Bath |            | 1    | -4,567   | -3,654     |
| Garages                                                    |                |            |      |          |            |
| Class: C Exterior: Pole (Finished)                         |                |            |      |          |            |
|                                                            | Door Opener    |            | 3    | 1,612    | 1,290      |
|                                                            | Base Cost      |            | 3150 | 100,328  | 80,262     |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |                |            |      |          |            |
|                                                            | Base Cost      |            | 1008 | 36,570   | 29,256     |
|                                                            | Door Opener    |            | 2    | 1,075    | 860        |
| Totals:                                                    |                |            |      | 135,018  | 108,014    |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 291,638

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 2026 Est. T.C.V. 006-126-024-10 = 3,258,947

Est. TCV/Total Floor Area = 2099.84

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 1,561,300     | 1,561,300      | 1,561,300 | 1,561,300    | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 68,200         | 0         | 0            | 1,169,697      | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,629,500     | 1,629,500      | 1,629,500 | 1,603,455    | 1,603,455      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-126-026-00   | 2026 Est. T.C.V.    | BAXTER FAMILY TRUST  |
| Property Class: 401 |                     | 5725 W NORTHWOOD DR  |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L258 P781/85 L310 P508/90 THE E 160 FT OF W 360 FT OF GOVT LOT 3 LYING S OF  
NORTHWOOD DR SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                           | 100.00   | 600.00 | 0.9439 | 0.9622 | 21000 | 100   |                        | 1,907,232 |
| GROUP A 21000                           | 60.00    | 600.00 | 0.9439 | 0.9622 | 21000 | 50    | SURPLUS: ZONING 100 ft | 572,170   |
| 160 Actual Front Feet, 2.20 Total Acres |          |        |        |        |       |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |                        | 2,479,402 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 31.61    | 240  | 50     | 3,793      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 11,293     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1453 SF Floor Area = 2598 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 330   |          |            |
| 2 Story | Siding   | Crawl Space | 1,123 |          |            |
| 1 Story | Siding   | Overhang    | 22    |          |            |
| Total:  |          |             |       | 386,359  | 270,450    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 204 | 17,885 | 12,519 |
| WPP            | 73  | 3,489  | 2,442  |
| WPP            | 248 | 6,775  | 4,742  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 528 | 8,152 | 5,706 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,343  | 940    |
| Base Cost   | 1200 | 50,940 | 35,658 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,173 |
| Wood Stove     | 1 | 3,694 | 2,586 |

Totals: 514,769 360,335

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 972,905



Parcel Number: 45-006-126-026-00

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|                                     |                |           |              |                |           |  |
|-------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-126-026-00     |                |           |              | =              | 3,463,600 |  |
| Est. TCV/Total Floor Area = 1333.18 |                |           |              |                |           |  |
| 2025 Assessed                       | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,652,700                           | 1,652,700      | 1,652,700 | 443,053      | 2.70           |           |  |
| 2026 New                            | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                   | 79,100         | 0         | 0            | 11,962         | 0         |  |
| 2026 Assessed                       | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,731,800                           | 1,731,800      | 1,731,800 | 455,015      | 455,015        | 455,015   |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-126-027-00   | 2026 Est. T.C.V.    | LAVERTY SUZANNE B TRUST |
| Property Class: 401 |                     | 5701 W NORTHWOOD DR     |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L247 P391 200 FT OF GOVT LOT 3 SEC 26 COM WATER LN 360 FT E OF W LN GOVT LOT 3  
 TH N TO HWY TH ALG RD APPROX 200 FT TH S TO WATERS EDGE GLEN LAKE TH ALG LAKE IN  
 WLY DIRECTION APPROX 200 FT TO POB SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 200.00   | 550.00 | 0.8927 | 0.9415 | 21000 | 100   |        | 3,529,871 |
| 200 Actual Front Feet, 2.52 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 3,529,871 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 27.35 | 128  | 50     | 1,750      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,750      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 3213 SF Floor Area = 4478 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Block    | Crawl Space | 2,598 |          |            |
| 2 Story    | Siding   | Crawl Space | 615   |          |            |
| Total:     |          |             |       | 547,929  | 356,086    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,700 | 1,755 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,408  | 915   |
| 3 Fixture Bath     | 3 | 13,301 | 8,646 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 3,017 |
| Water Well, 100 Feet | 1 | 5,677 | 3,690 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 224 | 17,158 | 11,153 |
| CCP (1 Story)  | 114 | 3,303  | 2,147  |
| CPP            | 17  | 461    | 300    |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 728 | 33,757 | 21,942 |
| Common Wall: 1/2 Wall | 1   | -1,282 | -833   |
| Door Opener           | 1   | 522    | 339    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 985 | 42,434 | 27,582 |
| Door Opener | 1   | 522    | 339    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,686 | 1,746 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,324 | 4,111 |
| Exterior 2 Story | 1 | 7,791 | 5,064 |

|         |         |         |
|---------|---------|---------|
| Totals: | 689,333 | 447,999 |
|---------|---------|---------|

Notes:

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 ECF (4080 BIG GLEN) 2.700 => TCV: 1,209,597
 

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|                                     |           |           |              |                |         |  |   |           |
|-------------------------------------|-----------|-----------|--------------|----------------|---------|--|---|-----------|
| 2026 Est. T.C.V. 006-126-027-00     |           |           |              |                |         |  | = | 4,746,218 |
| Est. TCV/Total Floor Area = 1059.90 |           |           |              |                |         |  |   |           |
| 2025 Assessed                       | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |   |           |
| 2,285,900                           | 2,285,900 | 2,285,900 | 538,542      | 2.70           |         |  |   |           |
| 2026 New Eq. Adjustment             | Loss      |           | Additions    | Tax Adjustment | Losses  |  |   |           |
| 0                                   | 87,200    | 0         | 0            | 14,540         | 0       |  |   |           |
| 2026 Assessed                       | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |   |           |
| 2,373,100                           | 2,373,100 | 2,373,100 | 553,082      | 553,082        | 0       |  |   |           |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-126-028-00   | 2026 Est. T.C.V.    | TATHAM PATRICIA A TRUST |
| Property Class: 401 |                     | 5815 W NORTHWOOD DR     |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L534 P406/00 DC L719 P195/03 PRT GOVT LOT 4 SEC 26 BEG 260 FT W OF SE LOT COR ON SHR GLEN LK TH N 2 DEG E 656.7 FT TO C/L HWY TH NWLY ALG C/L 100 FT TH S 2 DEG W 656.7 FT TO SD SHR TH E ON SHR TO POB SEC 26 T29N R14W. 1.5 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 650.00 | 1.0000 | 0.9816 | 21000 | 100   |        | 2,061,452 |
| 100 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,061,452 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 1860 SF Floor Area = 2457 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,574 |          |            |
| 1.25 Story | Siding   | Crawl Space | 286   |          |            |
| 1 Story    | Siding   | Overhang    | 132   |          |            |
| Total:     |          |             |       | 307,919  | 200,141    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 636 | 8,681 | 5,643 |
|--------------|-----|-------|-------|

##### Balcony

|              |    |       |     |
|--------------|----|-------|-----|
| Wood Balcony | 32 | 1,426 | 927 |
|--------------|----|-------|-----|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 20,618 | 13,402 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
| Exterior 2 Story | 1 | 8,025 | 5,216 |

Totals: 375,653 244,169

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 659,256

2026 Est. T.C.V. 006-126-028-00

= 2,725,708

Parcel Number: 45-006-126-028-00

Page: 2

Est. TCV/Total Floor Area = 1109.36

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,300,500     | 1,300,500      | 1,300,500 | 335,313      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 62,400         | 0         | 0            | 9,053          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,362,900     | 1,362,900      | 1,362,900 | 344,366      | 344,366        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-126-029-00   | 2026 Est. T.C.V.    | TATHAM PATRICIA A REVOCABLE |
| Property Class: 401 |                     | 5829 W NORTHWOOD DR         |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L301 P865 L398 P232/94 L625 P374/02 DC L719 P195/03 E 1/2 OF PARCEL DESCR AS PRT  
GOVT LOT 4 COM 360 FT W OF SE COR GOVT LOT 4 TH N 2 DEG E 659.7 FT TH N 88 DEG W  
100 FT TH S 2 DEG W 659.7 FT M/L TO SHR GLEN LK TH ELY 100 FT ON SHR TO POB SEC  
26 T29N R14W. .75 A M/L.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 50.00    | 650.00 | 1.0000 | 0.9816 | 21000 | 100   |        | 1,030,726                         |
| 50 Actual Front Feet, 0.75 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,030,726 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,816      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = 1324 SF Floor Area = 1324 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,036 |          |            |
| 1 Story | Siding   | Slab        | 288   |          |            |
| Total:  |          |             |       | 188,616  | 113,159    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 124 | 6,108 | 3,665 |
|---------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 220,652 132,380

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 357,426

2026 Est. T.C.V. 006-126-029-00 = 1,391,968

Est. TCV/Total Floor Area = 1051.34, Most recent sale 09/01/1989 for 125,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 663,500                 | 663,500 | 663,500   | 293,271        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 32,500  | 0         | 7,918          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 696,000                 | 696,000 | 696,000   | 301,189        | 301,189     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-126-030-00   | 2026 Est. T.C.V.    | PEPPLER D & M TRUST & SUTHERLAND R |
| Property Class: 401 |                     | 5831 W NORTHWOOD DR                |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L281 P780 L377 P716/93 W1/2 OF THE FOLLOWING DESCRIPTION: PT GOVT LOT 4 SEC 26  
COM SE COR SD GOVT LOT TH W 360 FT TO POB TH N 02 DEG E 659.7 FT TH N 88 DEG W  
100 FT TH S 02 DEG W 659.7 FT TO SHR GLEN LAKE TH ELY ALG SD SHR 100 FT TO POB  
SEC 26 T29N R14W 0.75 A M/L

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 50.00    | 650.00 | 1.0000 | 0.9816 | 21000 | 100   |        | 1,030,726                         |
| 50 Actual Front Feet, 0.75 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,030,726 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 18.44    | 100  | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 8.33     | 240  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1923

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1467 SF Floor Area = 2235 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 768  |          |            |
| 1 Story | Siding   | Crawl Space | 240  |          |            |
| 1 Story | Siding   | Crawl Space | 459  |          |            |
| Total:  |          |             |      | 284,006  | 170,403    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 336 | 5,722 | 3,433 |
| Treated Wood | 88  | 2,352 | 1,411 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 754 | 26,548 | 15,929 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,309 |
| Door Opener         | 1   | 537    | 322    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 344,423 206,653

Notes:

Parcel Number: 45-006-126-030-00

Page: 2

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 557,963

2026 Est. T.C.V. 006-126-030-00 = 1,591,189

Est. TCV/Total Floor Area = 711.94

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 760,000                 | 760,000 | 760,000 | 308,407      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 35,600  | 0       | 0            | 8,326          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 795,600                 | 795,600 | 795,600 | 316,733      | 316,733        | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-126-031-00   | 2026 Est. T.C.V.    | OMALLEY RICHARD F JR & |
| Property Class: 401 |                     | 5837 W NORTHWOOD DR    |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1219P802 E 100 FT OF W 200 FT OF E 1/2 OF GOVT LOT 4 SEC 26 T29N R14W EXTENDING NORTH FROM GLEN LAKE APP 600 FEET, M/L TO THE ESTABLISHED ROAD 1.5 A M/L

SALE L1219P802 12/29/2014 COMBINE INTEREST SPLITS

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 650.00 | 1.0000 | 0.9816 | 21000      | 100   |              | 2,061,452 |
| 100 Actual Front Feet, 1.49 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,061,452 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock   | 2.67  | 1600 | 0      | 0          |
| D/W/P: Flagstone/Sand | 29.98 | 500  | 0      | 0          |
| Wood Frame            | 58.46 | 19   | 50     | 555        |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,305      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2229 SF Floor Area = 3901 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,229  |          |            |
|            |          |             | Total: | 684,907  | 650,661    |

Other Additions/Adjustments

Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 220 | 11,183 | 10,624 |
|--------------|-----|--------|--------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,094  |
| 3 Fixture Bath     | 4 | 41,101 | 39,046 |
| 2 Fixture Bath     | 1 | 6,850  | 6,507  |
| Separate Shower    | 1 | 3,123  | 2,967  |

Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 11,719 | 11,133 |
| Water Well, 50 Feet | 1 | 3,471  | 3,297  |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 452 | 11,951 | 11,353 |
| CCP (1 Story) | 318 | 12,278 | 11,664 |
| WCP (1 Story) | 44  | 4,244  | 4,032  |

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 122 | 7,414 | 7,043 |
|--------------|-----|-------|-------|

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,584 | -3,405 |
| Door Opener         | 3    | 2,257  | 2,144  |
| Base Cost           | 1034 | 65,132 | 61,875 |

Local Cost Items

|           |   |   |   |
|-----------|---|---|---|
| GENERATOR | 1 | 1 | 1 |
|-----------|---|---|---|

Totals: 865,304 822,036

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,219,497

---

2026 Est. T.C.V. 006-126-031-00 = 4,286,254  
 Est. TCV/Total Floor Area = 1098.76, Most recent sale 12/29/2014 for 1,500,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,041,900     | 2,041,900      | 2,041,900 | 1,368,173    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 101,200        | 0         | 0            | 36,940         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,143,100     | 2,143,100      | 2,143,100 | 1,405,113    | 1,405,113      | 0       |  |

45-006-126-032-02                      2026 Est. T.C.V.                      BRANDT JEFFREY C & PATRICIA F  
 Property Class: 401                      5865 W NORTHWOOD DR  
 Map #: 51                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26  
 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48"  
 E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR  
 GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT  
 TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D  
 PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER  
 QUALIFIED PERSONAL RESIDENCE TRUST SEC 26 T29N R14W 1.5 A M/L.  
 COMBINE ON 10/25/2011 FROM 006-126-032-00, 006-126-032-01;

Split/Comb. on 10/25/2011 completed 10/25/2011 TIM                      COMBINE                      ;  
 Parent Parcel(s): 006-126-032-00, 006-126-032-01;  
 Child Parcel(s): 006-126-032-02;  
 -----

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage                | Depth  | Front  | Depth  | Rate  | %Adj. | Reason    | Value     |
|-----------------------------------------|-------------------------|--------|--------|--------|-------|-------|-----------|-----------|
| GROUP A 21000                           | 100.00                  | 650.00 | 1.0000 | 0.9816 | 21000 | 100   |           | 2,061,452 |
| 100 Actual Front Feet, 1.49 Total Acres | Total Est. Land Value = |        |        |        |       |       | 2,061,452 |           |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                      Cls C 10 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2850 SF      Floor Area = 3677 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1 Story    | Siding   | Crawl Space | 1,170 |          |            |
| 2 Story    | Siding   | Crawl Space | 585   |          |            |
| 1 Story    | Siding   | Crawl Space | 416   |          |            |
| 1.25 Story | Siding   | Crawl Space | 679   |          |            |
| 1 Story    | Siding   | Overhang    | 48    |          |            |
| 1 Story    | Siding   | Overhang    | 24    |          |            |
| Total:     |          |             |       | 463,961  | 306,202    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 958   |
| 3 Fixture Bath     | 2 | 9,133 | 6,028 |
| 2 Fixture Bath     | 1 | 3,056 | 2,017 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,272 |
| Water Well, 100 Feet | 1 | 5,847 | 3,859 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 130 | 7,927 | 5,232 |
| WCP (1 Story)  | 50  | 3,322 | 2,193 |
| WPP            | 198 | 4,891 | 3,228 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 541 | 7,817 | 5,159 |
| Treated Wood | 120 | 2,897 | 1,912 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 45-006-126-032-02

Page: 2

|                     |     |         |         |
|---------------------|-----|---------|---------|
| Base Cost           | 816 | 37,667  | 24,860  |
| Storage Over Garage | 384 | 5,184   | 3,421   |
| Common Wall: 1 Wall | 1   | -2,640  | -1,742  |
| Door Opener         | 3   | 1,612   | 1,064   |
| Built-Ins           |     |         |         |
| Appliance Allow.    | 1   | 2,767   | 1,826   |
| Fireplaces          |     |         |         |
| Interior 1 Story    | 1   | 5,338   | 3,523   |
| Prefab 1 Story      | 1   | 2,593   | 1,711   |
| Totals:             |     | 572,326 | 377,723 |

Notes: 5865

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,019,852

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1925

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 946 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Basement    | 418  |          |            |
| 1 Story    | Siding   | Crawl Space | 528  |          |            |
| Total:     |          |             |      | 138,843  | 83,305     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 2 Fixture Bath     | 1 | 2,552 | 1,531 |

## Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood w/Roof (Deck Portion) | 40  | 1,536 | 922   |
| Treated Wood w/Roof (Roof portion) | 40  | 764   | 458   |
| Treated Wood                       | 70  | 2,031 | 1,219 |
| Treated Wood                       | 264 | 4,776 | 2,866 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |
|----------------------|---|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

Totals: 163,868 98,320

Notes: 5847 GUEST HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 265,464

2026 Est. T.C.V. 006-126-032-02 = 3,351,768

Est. TCV/Total Floor Area = 709.07, Most recent sale 09/20/2019 for 1,700,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,599,500     | 1,599,500      | 1,599,500 | 1,289,213    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 76,400         | 0         | 0            | 34,808         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,675,900     | 1,675,900      | 1,675,900 | 1,324,021    | 1,324,021      | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-126-033-00   | 2026 Est. T.C.V.    | NORTHWOOD VENTURES LLC |
| Property Class: 401 |                     | 5885 W NORTHWOOD DR    |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L347 P160&180/92 L301 P49&234 L585 P708/01 L766 P392/03 L813 P651/04 L858 P  
 717/05 2006 DESC REVISED (COMBINED 126-033-10) PRT OF W 1/2 OF GOVT LOT 4 SEC 26  
 COM NW SEC COR TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E  
 1328.88 FT TO N LN GOVT LOT 4 TH N 89 DEG 48' W 99.79 FT TO POB TH CONT N 89 DEG  
 48' W 99.79 FT TH S 0 DEG 01'48" E 658.95 FT TO SHR GLEN LAKE TH N 82 DEG 39'30"  
 E ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO POB SEC 26 T29N R14W.

08/15/05 COMBINED 006-126-033-10 WITH THIS PARCEL. MVW

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000                           | 100.00   | 650.00 | 1.0000 | 0.9816 | 21000      | 100   |              | 2,061,452 |
| 100 Actual Front Feet, 1.49 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,061,452 |

Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 4.01 | 9200 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 4102 SF Floor Area = 9356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|---------|----------|-------------|-------|-----------|------------|
| 2 Story | Siding   | Crawl Space | 4,102 |           |            |
| 1 Story | Siding   | Overhang    | 1152  |           |            |
|         |          | Total:      |       | 1,476,874 | 1,181,493  |

Other Additions/Adjustments

Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Brick Veneer | 936 | 20,498 | 16,398 |
|--------------|-----|--------|--------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 5 | 51,376 | 41,101 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480  |

Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 4,809  |
| Water Well, 200 Feet | 1 | 13,136 | 10,509 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 120 | 5,099  | 4,079  |
| CGEP (1 Story) | 252 | 23,953 | 19,162 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |      |         |        |
|-----------------------|------|---------|--------|
| Common Wall: 1/2 Wall | 1    | -1,792  | -1,434 |
| Door Opener           | 4    | 3,009   | 2,407  |
| Base Cost             | 1592 | 100,280 | 80,224 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,683 |
|------------------|---|-------|-------|

Parcel Number: 45-006-126-033-00

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 Totals: 1,725,005 1,379,997

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 3,725,992

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 2026 Est. T.C.V. 006-126-033-00 = 5,797,444

Est. TCV/Total Floor Area = 619.65, Most recent sale 05/06/2005 for 0

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 2,764,500     | 2,764,500      | 2,764,500 | 1,534,348    | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 134,200        | 0         | 0            | 41,427         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 2,898,700     | 2,898,700      | 2,898,700 | 1,575,775    | 1,575,775      | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-126-034-00   | 2026 Est. T.C.V.    | LUDERS REBECCA A TRUST |
| Property Class: 401 |                     | 5853 W NORTHWOOD DR    |
| Map #: 51           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L4 P363 L344 P750-752/92 DC L809 P661 L809 P663/04 PRT GOVT LOT 4 SEC 26 COM NW  
 SEC COR TH N 89 DEG 42'50" E 662.07 FT TH S 01 DEG 01'48" E 1328.88 FT FOR POB  
 TH S 89 DEG 39'40" E 100 FT TH S 0 DEG 01'48" E 637.57FT TO SHR GLEN LAKE TH S  
 83 DEG 26'30" W 100.64 FT ALG SHR TH N 0 DEG 01'48" W 649.48 FT TO POB SEC 26  
 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                           | 100.00   | 640.00 | 1.0000 | 0.9778 | 21000 | 100   |                         | 2,053,477 |
| 100 Actual Front Feet, 1.47 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,053,477 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 34.51    | 16   | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31     | 3000 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 21.39    | 144  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1955

(11) Heating System: Electric Baseboard  
 Ground Area = 1439 SF Floor Area = 1439 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Slab        | 1,303 |          |            |
| 1 Story | Siding   | Crawl Space | 136   |          |            |
|         |          | Total:      |       | 208,031  | 135,220    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 39 | 1,989 | 1,293 |
|-----|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 360 | 5,987 | 3,892 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 768 | 29,783 | 19,359 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 266,512 | 173,234 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 467,732

Parcel Number: 45-006-126-034-00

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 1959

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 590 SF Floor Area = 590 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 590    |          |            |
|         |          |            | Total: | 95,505   | 62,076     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 99,723 | 64,818 |
|---------|--------|--------|

Notes: 2015 INTERIOR REFRESH - STUDIO

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 175,009

2026 Est. T.C.V. 006-126-034-00 = 2,701,218

Est. TCV/Total Floor Area = 1331.31, Most recent sale 03/10/2014 for 1,430,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,289,400     | 1,289,400      | 1,289,400 | 995,828      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 61,200         | 0         | 0            | 26,887         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,350,600     | 1,350,600      | 1,350,600 | 1,022,715    | 1,022,715      | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-127-001-00   | 2026 Est. T.C.V.    | BIG GLEN OVERLOOK LLC |
| Property Class: 402 |                     | S SUNSET DR           |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L261 P266 PRT GOVT LOTS 2 & 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LINE  
 112.2 FT TO NWLY LN OF LOTS IN PLAT OF GLENWOOD TH N 27 DEG 30' E 1126.7 FT TH N  
 55 DEG 10' E 395.57 FT TO POB TH N 32 DEG 48' W 383.8 FT TH S 46 DEG 11' E 391.2  
 FT TH S 55 DEG 10' W 90.43 FT TO POB SEC 27 T29N R14W .4 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                         | 50.00    | 391.00 | 1.1892 | 0.9737 | 2000 | 100   |                         | 115,792 |
| 50 Actual Front Feet, 0.45 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 115,792 |

2026 Est. T.C.V. 006-127-001-00 = 115,792

Est. TCV/Total Floor Area = 57.07, Most recent sale 10/16/2023 for 2,350,000

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 57,900                  | 57,900 | 57,900 | 41,755       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 1,127          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 57,900                  | 57,900 | 57,900 | 42,882       | 42,882         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-002-00   | 2026 Est. T.C.V.    | COOK DOUGLAS M TRUST |
| Property Class: 402 |                     | S GLEN LAKE RD       |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2010 COMBINED 002-01 BACK WITH 02-00 L253 P856/85 L601 P702/01 PRT GOVT LOT 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LN 112.2 FT TO NWLY LN OF LOTS PLAT OF GLENWOOD TH N 27 DEG 30' E 1000.00 FT TO POB TH CONT N 27 DEG 30' E ALG NWLY LN PRT LOTS 10 & 11 PLAT OF GLENWOOD 126.7 FT TH N 55 DEG 10' E 94.13 FT TO NW COR LOT 11 SD PLAT TH N 32 DEG 15' W 299.60 FT TH S 39 DEG 34' W 365.80 FT TO NE'LY LN ST HWY M-22 TH S 61 DEG 51' E 291.50 FT TO POB UNDIVIDED 1/4 INTEREST EACH TO THOMAS F MEADEN/JOHN A MEADEN III/JANICE MARY MEADEN AS TENANTS IN COMMON SEC 27 T29N R14W. & L601 P705/01 2001 INTEREST SPLIT FROM 006-127-002-00 PRT GOVT LOT 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LN 112.2 FT TO NWLY LN OF LOTS IN PLAT OF GLENWOOD TH N 27 DEG 30' E 1000.0 FT TO POB TH CONT N 27 DEG 30' E ALG NWLY LN PRT LOTS 10 & 11 PLAT OF GLENWOOD 126.7 FT TH N 55 DEG 10' E 94.13 FT TO NW COR LOT 11 SD PLAT TH N 32 DEG 15' W 299.60 FT TH S 39 DEG 34' W 365.80 FT TO NE'LY LN ST HWY M-22 TH S 61 DEG 51' E 291.50 FT TO POB UND 1/8 (1/2 OF UND 1/4) INT - JOHN A MEADEN III UND 1/8 (1/2 OF UND 1/4) INT - JANICE MARY MEADEN AS TENANTS IN COMMON SEC 27 T29N R14W

2010 COMBINED WITH 02-00

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 250.00   | 299.00      | 0.7953 | 0.9105 | 1100       | 100   |              | 199,133 |
| 250 Actual Front Feet, | 1.72     | Total Acres |        |        | Total Est. |       | Land Value = | 199,133 |

2026 Est. T.C.V. 006-127-002-00 = 199,133

Est. TCV/Total Floor Area = 98.14, Most recent sale 08/06/2001 for 0

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 86,100        | 86,100         | 86,100 | 51,149       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,500         | 0      | 0            | 1,381          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 99,600        | 99,600         | 99,600 | 52,530       | 52,530         | 0       |  |

45-006-127-003-00  
 Property Class: 402  
 Map #: 55

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

HEIDRICK LINDSAY T TRUST  
 S SUNSET DR  
 GLEN ARBOR, MI 49636

L235 P355 L700 P4/03 COM AT S 1/4 COR SEC 27 TH W 112.2 FT TH N 27 DEG 30' E  
 1126.7 FT TH N 55 DEG 10' E 94.13 FT FOR POB TH N 55 DEG 10' E 150.72 FT TH N 32  
 DEG 29' W 341.8 FT TH S 39 DEG 34' W 157.34 FT TH S 32 DEG 15' E 299.6 FT TO POB  
 SEC 27 T29N R14W 1.11 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 325.00 | 0.9036 | 0.9297 | 2000       | 100   |                          | 168,018 |
| C 100' @ 2000/                          | 50.00    | 325.00 | 0.9036 | 0.9297 | 2000       | 50    | SURPLUS: ZONING 100' MIN | 42,004  |
| 150 Actual Front Feet, 1.12 Total Acres |          |        |        |        | Total Est. |       | Land Value =             | 210,022 |

2026 Est. T.C.V. 006-127-003-00 = 210,022

Est. TCV/Total Floor Area = 103.51

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 94,000                  | 94,000  | 94,000    | 51,149         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 11,000  | 0         | 0              | 1,381       | 0       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 105,000                 | 105,000 | 105,000   | 52,530         | 52,530      | 0       |

45-006-127-004-00  
Property Class: 401  
Map #: 54,55

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

OLSON TIMOTHY A & AMY JO TRUST &  
6611 S GLEN LAKE RD  
GLEN ARBOR, MI 49636

9/2016 COMBINED DESCRIPTION A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS:  
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01°42'00" EAST, 2570.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST, 39.22 FEET; THENCE NORTH 47°39'38" WEST, 205.00 FEET; THENCE SOUTH 54°57'54" WEST, 230.00 FEET; THENCE NORTH 47°39'38" WEST, 155.89 FEET; THENCE NORTH 47°25'13" WEST, 485.05 FEET; THENCE SOUTH 49°46'03" WEST, 441.21 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY M-22; THENCE NORTHWESTERLY 51.00 FEET ALONG SAID RIGHT OF WAY AND THE ARC OF A 603.60 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF WHICH BEARS NORTH 04°10'16" WEST, 50.99 FEET; THENCE ALONG SAID RIGHT OF WAY NORTH 01°43'07" WEST, 562.80 FEET; THENCE NORTH 47°25'13" WEST, 46.07 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE NORTH 01°40'28" WEST, 373.52 FEET TO THE POINT OF BEGINNING. CONTAINING 10.76 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF STATE HIGHWAY M-22. SUBJECT TO THE RIGHT OF WAY OF SUNSET DRIVE. SUBJECT TO AN EASEMENT FOR CONSUMERS POWER COMPANY AS RECORDED IN LIBER 102, PAGE 513. TOGETHER WITH A 10 FOOT EASEMENT FOR PEDESTRIAN ACCESS AS DESCRIBED IN LIBER 1073, PAGE 154. SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 1073, PAGE 154. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

FORMERLY L333 P716/91 L551 P56/00 L826 P863/04 L906 P590/06 PARCEL A - PRT OF GOVT LOT 2 & PRT OF SW 1/4 SEC 27 COM S 1/4 COR SD SEC TH W 150.16 FT ALG S LN SD SEC TO PT ON C/L M-22 TH N 27 DEG 30'00" E 805.12 FT ALG SD C/L EXTENDED TO PT OF INTERSECTION OF A CURVE TH N 28 DEG 33'48" W 320.44 FT TH N 39 DEG 32'30" E 35.57 FT TO PT ON ELY R/W LN SD M-22 TH W ON S LN SD SEC 112.2 FT TO NWLY LN PLAT OF GLENWOOD TH N 27 DEG 30' E 850 FT TH N 61 DEG 51' W 69.5 FT TO NELY LN M-22 TH N 28 DEG 00' W ALG SD LN 269.3 FT TH N 39 DEG 32'30" E 678.51 FT TH N 46 DEG 05'56" W 678.51 FT TH N 46 DEG 05'56" W 485 FT TO POB TH CONT N 46 DEG 05'56" W 485.11 FT TO ELY R/W LN M-22 TH S 00 DEG 23'13" E 562.80 FT TH SELY 51 FT ALG SD R/W & ARC OF 603.60 FT RADIUS CURVE LEFT CENTRAL ANGLE OF WHICH IS 04 DEG 50'28" CH-S 02 DEG 48'27" E 50.98 FT TH N 51 DEG 03'49" E 441.28 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 27 T29N R14W 2.45 A.  
AND COMBINE 006-127-045-01 DESCRIBED AS SPLIT ON 08/17/2016 FROM 006-127-045-00; A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01 °42'00" EAST, 2570.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47° 19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST, 39.22 FEET; THENCE NMIH 47°39'38" WEST, 205.00 FEET; THENCE SOUTH 54°57'54" WEST, 230.00 FEET; THENCE NORTH 47°39'38" WEST, 155.89 FEET; THENCE NMIH 47°25'13" WEST, 1016.52 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE NORTH 01 °40'28" WEST, 373.52 FEET TO THE POINT OF BEGINNING. CONTAINING 8.31 ACRES MORE OR LESS.  
SUBJECT TO THE RIGHT OF WAY OF STATE HIGHWAY M-22.  
SUBJECT TO THE RIGHT OF WAY OF SUNSET DRIVE.  
SUBJECT TO AN EASEMENT FOR CONSUMERS POWER COMPANY AS RECORDED IN LIBER 102, PAGE 513.  
SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

8/2016 PARCEL SPLIT TO 127-045-10 AND CONSOLIDATED WITH 006-127-004-00 BECAUSE THE WIDTH TO DEPTH RATIO IS TOO DEEP TO MEET STATE LAND DIVISION AND LOCAL ORDINANCE STANDARDS. THE PARCEL HAS 3 REMAINING SPLITS AVAILABLE AND WITH THE SPLITS COULD BE DRAWN IN A WAY THAT WOULD MEED STATE AND LOCAL STANDARDS AS 3 PARCELS. -TIM

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description    | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|----------------|----------|---------|--------|--------|------|-------|--------------------------|---------|
| C 100' @ 2000/ | 100.00   | 1441.77 | 0.7448 | 1.3493 | 2000 | 100   |                          | 200,984 |
| C 100' @ 2000/ | 225.00   | 1441.77 | 0.7448 | 1.3493 | 2000 | 50    | SURPLUS: ZONING 100' MIN | 226,107 |

Parcel Number: 45-006-127-004-00

Page: 2

|                                          |                         |         |
|------------------------------------------|-------------------------|---------|
| 325 Actual Front Feet, 10.76 Total Acres | Total Est. Land Value = | 427,090 |
|------------------------------------------|-------------------------|---------|

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 11.81    | 7500 | 0      | 0          |
| Wood Frame                                          | 58.46    | 33   | 50     | 964        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,464      |

|                                                  |          |          |
|--------------------------------------------------|----------|----------|
| Cost Est. for Res. Bldg: 1 Single Family 2 STORY | Cls B -5 | Blt 1993 |
|--------------------------------------------------|----------|----------|

(11) Heating System: Forced Hot Water

Ground Area = 1486 SF Floor Area = 4290 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2 Story   | Siding   | Basement   | 1,383  |          |            |
| 3 Story   | Siding   | Slab       | 103    |          |            |
| 1 Story   | Siding   | Overhang   | 1157   |          |            |
| 0.5 Story | Siding   | Overhang   | 25     |          |            |
| 0.5 Story | Siding   | Overhang   | 16     |          |            |
| 0.5 Story | Siding   | Overhang   | 15     |          |            |
| 1 Story   | Siding   | Overhang   | 15     |          |            |
| 1 Story   | Siding   | Overhang   | 15     |          |            |
|           |          |            | Total: | 713,042  | 534,771    |

## Other Additions/Adjustments

## Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 700 | 35,581 | 26,686 |
|--------------|-----|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,443  |
| 3 Fixture Bath     | 2 | 20,550 | 15,412 |
| 2 Fixture Bath     | 1 | 6,850  | 5,137  |

## Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 6,011  | 4,508 |
| 2000 Gal Septic      | 1 | 11,719 | 8,789 |
| Water Well, 100 Feet | 1 | 6,941  | 5,206 |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 153 | 6,372  | 4,779  |
| CCP (1 Story) | 308 | 11,895 | 8,921  |
| WCP (1 Story) | 543 | 28,665 | 21,499 |

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 75 | 2,354 | 1,765 |
|--------------|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 997 | 64,486 | 48,364 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,688 |
| Door Opener         | 1   | 752    | 564    |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 575 | 44,149 | 33,112 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,688 |
| Door Opener         | 1   | 752    | 564    |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 735 | 52,560 | 39,420 |
| Door Opener | 1   | 752    | 564    |

## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 2 | 13,699 | 10,274 |
|------------------|---|--------|--------|

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 8,839 |
|------------------|---|--------|-------|

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,035,005 | 776,241 |
|---------|-----------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,707,730

2026 Est. T.C.V. 006-127-004-00 = 2,143,284

Est. TCV/Total Floor Area = 499.60, Most recent sale 12/09/2010 for 400,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 920,200       | 920,200        | 920,200   | 693,162      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 151,400        | 0         | 0            | 18,715         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,071,600     | 1,071,600      | 1,071,600 | 711,877      | 711,877        | 711,877 |

45-006-127-004-10  
Property Class: 401  
Map #: 54,55

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

OLSON TRUST  
6657 S GLEN LAKE RD  
GLEN ARBOR, MI 49636

L1272P627 PARCEL ONE: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL L.D. #006-127-004-10, DESCRIBED AS: PARCEL B OF GOVERNMENT LOT 2 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER COMER OF SAID SECTION 27; THENCE WEST, 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22 (SAID POINT PREVIOUSLY DESCRIBED AS COMMENCING AT THE SOUTH QUARTER COMER OF SAID SECTION 27; THENCE WEST ON THE SOUTH LINE OF SAID SECTION, 112.2 FEET TO THE NORTHWESTERLY LINE OF LOTS IN PLAT OF GLENWOOD; THENCE NORTH 27°30' EAST, 850.0 FEET; THENCE NORTH 61°51' WEST, 69.5 FEET TO THE NORTHEASTERLY LINE OF STATE HIGHWAY M-22; THENCE NORTH 28°00' WEST ALONG SAID NORTHEASTERLY LINE OF STATE HIGHWAY M-22 A DISTANCE OF 269.3 FEET); THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET) THENCE NORTH 46°05'56" WEST, 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 46°05'56" WEST, 155.00 FEET; THENCE SOUTH 51°03'49" WEST, 441.28 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-22; THENCE SOUTHEASTERLY, 245.83 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A 603.60 FOOT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 23°20'07" AND THE LONG CHORD OF WHICH BEARS SOUTH 16°53'44" EAST, 244.14 FEET; THENCE NORTH 43°35'02" EAST, 556.96 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 10 FOOT WIDE EASEMENT FOR PEDESTRIAN ACCESS, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS BEING IN PART OF GOVERNMENT LOT2 OFSECTION 27. TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER COMER OF SAID SECTION 27; THENCE WEST, 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET) TO THE POINT OF BEGINNING OF SAID NORTHEASTERLY LINE; THENCE NORTH 46°05'56" WEST, 485.00 FEET TO THE POINT OF ENDING OF SAID 10 FOOT WIDE EASEMENT NORTHEASTERLY LINE. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS BEING IN PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER COMER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET); THENCE NORTH 46°05'56" WEST, 970.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-22; THENCE SOUTH 00°23'13" EAST, 562.80 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHEASTERLY, 51.00 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A 603.60 FOOT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 04°50'28" AND THE LONG CHORD OF WHICH BEARS SOUTH 02°48'27" EAST, 50.98 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 51 °03'49" EAST 100.00 FEET TO THE POINT OF ENDING OF SAID 20 FOOT WIDE EASEMENT TOGETHER WITH A DRIVEWAY EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY SOUTHERLY OF PARCEL A TO THE EXTENT THE EXISTING GRAVEL DRIVEWAY SERVING PARCEL A ENTERS SAID PROPERTY AS SHOWN IN THE MORTGAGE REPORT SURVEY BY GOURDIE/FRASER & ASSOCIATES, INC. DATED 8-20-93.

FORMERLY ABV AS L551 P059/00 L637 P690/02 L866 P122/05 2000 SPLIT FROM 127-004-00 PARCEL B - PRT GOVT LOT 2 & PRT OF SW 1/4 SEC 27 COM S 1/4 COR SD SEC TH W 150.16 FT ALG S LN SD SEC TO POINT ON C/L M-22 TH N 27 DEG 30'00" E 805.12 FT ALG SD C/L EXTENDED TO POINT ON INTERSECTION OF A CURVE TH N 28 DEG 33'48" W 320.44 FT TH N 39 DEG 32'30" E 35.57 FT TO POINT ON ELY R/W M-22 TH W ON S LN SD SEC 112.2 FT TO NWLY LN PLAT OF GLENWOOD TH N 27 DEG 30' E 850 FT TH N 61 DEG 51' W 69.5 FT TO NELY LN M-22 TH N 28 DEG 00' W ALG SD LN 269.3 FT TH N 39 DEG

32'30" E 678.51 FT TH N 46 DEG 05'56" W 330 FT TO POB TH CONT N 46 DEG 05'56" W  
 155 FT TH S 51 DEG 03'49" W 441.28 FT TO ELY R/W M-22 TH SELY 245.83 FT ALG ARC  
 603.60 FT RADIUS CURVE LEFT CENTRAL ANGLE WHICH IS 23 DEG 20' 07" CH-S 16 DEG  
 53'44" E 244.14 FT TH N 43 DEG 35' 02" E 556.96 FT TO POB SUBJECT TO & TOGETHER  
 WITH EASEMENTS SEC 27 T29N R14W 2.18 A.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 155.00   | 793.63 | 0.8962 | 1.1622 | 2000 | 100   |                         | 322,895 |
| 155 Actual Front Feet, 2.82 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 322,895 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1956 SF Floor Area = 1956 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,956  |          |            |
|         |          |            | Total: | 320,401  | 317,224    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 230 | 6,373 | 6,309 |
| CCP (1 Story) | 255 | 6,933 | 6,864 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 668 | 27,074 | 26,803 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 1   | 537    | 532    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 640  | 8,640  | 8,554  |
| Door Opener         | 3    | 1,612  | 1,596  |
| Base Cost           | 1522 | 54,061 | 53,520 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Totals: 452,943 448,439

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 986,566  
 70% Completed => Est. True Cash Value 2026 = 690,596

2026 Est. T.C.V. 006-127-004-10 = 1,013,491

Est. TCV/Total Floor Area = 518.14, Most recent sale 09/16/2016 for 265,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 322,100                 | 322,100 | 322,100   | 296,449        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 49,300                  | 135,300 | 0         | 49,300         | 8,004       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 506,700                 | 506,700 | 506,700   | 353,753        | 353,753     | 0       |  |



45-006-127-004-20  
Property Class: 402  
Map #: 55,54

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

OLSON TRUST  
S GLEN LAKE RD  
GLEN ARBOR, MI 49636

1272P627 PARCEL C: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY STATE OF MICHIGAN, PARCEL I.D. #006-127-004-20, DESCRIBED AS: PART OF GOVERNMENT LOTS 2 AND 3 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22 (SAID POINT PREVIOUSLY DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST ON THE SOUTH LINE OF SAID SECTION 112.2 FEET TO THE NORTHWESTERLY LINE OF LOTS IN PLAT OF GLENWOOD; THENCE NORTH 27°30' EAST, 850.0 FEET; THENCE NORTH 61°51' WEST, 69.5 FEET TO THE NORTHEASTERLY LINE OF STATE HIGHWAY M-22; THENCE NORTH 28°00' WEST, ALONG SAID NORTHEASTERLY LINE OF STATE HIGHWAY M-22 A DISTANCE OF 1.69.3 FEET); THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET); THENCE NORTH 46°05'56" WEST, 180.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 46°05'56" WEST, 150.00 FEET; THENCE SOUTH 43°05'02" WEST 556.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-22; THENCE SOUTH 28°33'48" EAST, 196.94 FEET; THENCE NORTH 40°06'25" EAST, 617.64 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 10 FOOT WIDE EASEMENT FOR PEDESTRIAN ACCESS, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS BEING IN PART OF GOVERNMENT LOT 2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST, 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" WEST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET) TO THE POINT OF BEGINNING OF SAID NORTHEASTERLY LINE; THENCE NORTH 46°05'56" WEST, 485.00 FEET TO THE POINT OF ENDING OF SAID 10 FOOT WIDE EASEMENT NORTHEASTERLY LINE. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS BEING IN PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET); THENCE NORTH 46°05'56" WEST, 970.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-22; THENCE SOUTH 00°23'13" EAST, 562.80 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE SOUTHEASTERLY, 51.00 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A 603.60 FOOT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 04°50'28" AND THE LONG CHORD OF WHICH BEARS SOUTH 02°48'27" EAST, 50.98 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 51°03'49" EAST, 100.00 FEET TO THE POINT OF ENDING OF SAID 20 FOOT WIDE EASEMENT.

FORMERLY ABV AS L551 P075/00 L637 P690/02 L866 P122/05 2000 SPLIT FROM 127-004-00 PARCEL C - PRT GOVT LOTS 2 & 3 & PRT OF SW 1/4 SEC 27 COM S 1/4 COR SD SEC TH W 150.16 FT ALG S LN SD SEC TO POINT ON C/L M-22 TH N 27 DEG 30'00" E 805.12 FT ALG SD C/L EXTENDED TO POINT ON INTERSECTION OF A CURVE TH N 28 DEG 33'48" W 320.44 FT TH N 39 DEG 32'30" E 35.57 FT TO POINT ON ELY R/W M-22 TH W ON S LN SD SEC 112.2 FT TO NWLY LN PLAT OF GLENWOOD TH N 27 DEG 30' E 850 FT TH N 61 DEG 51' W 69.5 FT TO NELY LN M-22 TH N 28 DEG 00' W ALG SD LN 269.3 FT TH N 39 DEG 32'30" E 678.51 FT TH N 46 DEG 05'56" W 180 FT TO POB TH CONT N 46 DEG 05'56" W 150 FT TH S 43 DEG 35'02" W 556.96 FT TO POINT ON ELY R/W LN M-22 TH S 28 DEG 33'48" E 196.94 FT TH N 40 DEG 06'25" E 614.64 FT TO POB SUBJECT TO &

Parcel Number: 45-006-127-004-20

Page: 2

TOGETHER WITH EASEMENTS SEC 27 T29N R14W 2.26 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 150.00   | 755.04 | 0.9036 | 1.1478 | 2000 | 100   |                         | 311,149 |
| 150 Actual Front Feet, 2.60 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 311,149 |

2026 Est. T.C.V. 006-127-004-20 = 311,149

Est. TCV/Total Floor Area = 159.07, Most recent sale 03/25/2002 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 74,000                  | 74,000  | 74,000    | 50,122         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 81,600  | 0         | 1,353          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 155,600                 | 155,600 | 155,600   | 51,475         | 51,475      | 0       |  |

45-006-127-004-30  
Property Class: 402  
Map #: 55,54

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SUCIU JAMES N  
S GLEN LAKE RD  
GLEN ARBOR, MI 49636

L1272P627 PARCEL D: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL I.D. #006-127-004-30, DESCRIBED AS: PART OF GOVERNMENT LOTS 2 AND 3 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22 (SAID POINT PREVIOUSLY DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST ON THE SOUTH LINE OF SAID SECTION, 112.2 FEET TO THE NORTHWESTERLY LINE OF LOTS IN PLAT OF GLENWOOD; THENCE NORTH 27°30' EAST, 850.0 FEET; THENCE NORTH 61°51' WEST, 69.5 FEET TO THE NORTHEASTERLY LINE OF STATE HIGHWAY M-22; THENCE NORTH 28°00' WEST, ALONG SAID NORTHEASTERLY LINE OF STATE HIGHWAY M-22 A DISTANCE OF 269.3 FEET) AND THE POINT OF BEGINNING; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°31' EAST, 679.1 FEET); THENCE NORTH 46°05'56" WEST, 180.00 FEET; THENCE SOUTH 40°06'25" WEST, 617.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-22; THENCE SOUTH 28°33'48" EAST, 200.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 10 FOOT WIDE EASEMENT FOR PEDESTRIAN ACCESS, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS BEING IN PART OF GOVERNMENT LOT 2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID

SECTION 27; THENCE WEST, 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE; THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET) TO THE POINT OF BEGINNING OF SAID NORTHEASTERLY LINE; THENCE NORTH 46°05'56" WEST, 485.00 FEET TO THE POINT OF ENDING OF SAID 10 FOOT WIDE EASEMENT NORTHEASTERLY LINE.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS BEING IN PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH 27°30'00" EAST, 805.12 FEET ALONG SAID CENTERLINE EXTENDED TO THE POINT OF INTERSECTION OF A CURVE;

THENCE NORTH 28°33'48" WEST, 320.44 FEET ALONG SAID CENTERLINE EXTENDED; THENCE NORTH 39°32'30" EAST, 35.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID M-22; THENCE NORTH 39°32'30" EAST, 678.51 FEET (PREVIOUSLY RECORDED AS NORTH 39°34' EAST, 679.1 FEET); THENCE NORTH 46°05'56" WEST, 970.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-22; THENCE SOUTH 00°23'13" EAST, 562.80 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE SOUTHEASTERLY, 51.00 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A 603.60 FOOT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 04°50'28" AND THE LONG CHORD OF WHICH BEARS SOUTH 02°48'27" EAST, 50.98 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE NORTH 51°03'49" EAST, 100.00 FEET TO THE POINT OF ENDING OF SAID 20 FOOT WIDE EASEMENT. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WAY APPERTAINING THERETO.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO OR IN ANY WAY APPERTAINING THERETO.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD IF ANY.

FORMERLY ABV AS L555 P831/00 L630 P652/02 L866 P122/05 2000 SPLIT FROM 127-004-00 PARCEL D - PRT GOVT LOTS 2 & 3 & PRT OF SW 1/4 SEC 27 COM S 1/4 COR SD SEC TH W 150.16 FT ALG S LN SD SEC TO POINT ON C/L M-22 TH N 27 DEG 30'00" E 805.12 FT ALG SD C/L EXTENDED TO POINT ON INTERSECTION OF A CURVE TH N 28 DEG 33'48" W 320.44 FT TH N 39 DEG 32'30" E 35.57 FT TO POINT ON ELY R/W M-22 TH W ON S LN SD SEC 112.2 FT TO NWLY LN PLAT OF GLENWOOD TH N 27 DEG 30' E 850 FT TH

Parcel Number: 45-006-127-004-30

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N 61 DEG 51' W 69.5 FT TO NELY LN M-22 TH N 28 DEG 00' W ALG SD LN 269.3 FT TO  
 POB TH N 39 DEG 32'30" E 678.51 FT TH N 46 DEG 05'56" W 180 FT TH S 40 DEG  
 06'25" W 617.64 FT TOPOINT ON ELY R/W LN M-22 TH S 28 DEG 33'48" E 200 FT TO POB  
 SEC 27 T29N R14W 2.72 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 180.00   | 658.24 | 0.8633 | 1.1091 | 2000 | 100   |                         | 344,713 |
| 180 Actual Front Feet, 2.72 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 344,713 |

2026 Est. T.C.V. 006-127-004-30 = 344,713

Est. TCV/Total Floor Area = 176.23, Most recent sale 12/11/2025 for 389,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 83,700                  | 83,700  | 83,700    | 51,149         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | 88,700  | 0         | 121,251        | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 172,400                 | 172,400 | 172,400   | 52,530         | 172,400     |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-005-00   | 2026 Est. T.C.V.    | SUCIU JAMES N        |
| Property Class: 401 |                     | 6670 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L294 P337&338/88 COM AT S 1/4 COR SEC 27 TH W ON S SEC LINE 112.2 FT TO NWLY  
 LINE LOTS IN PLAT OF GLENWOOD TH N 27 DEG 30' E 850 FT TO BEG TH N 61 DEG 51' W  
 69.5 FT TO NELY LINE OF HWY TH N 28 DEG W ALG OF PLAT TH S 27 DEG 30' W 150 FT  
 TO POB SEC 27 T29N R14W .5 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| E 100' @ 800/                          | 93.00    | 255.00 | 1.0257 | 0.8295 | 800  | 100   |        | 63,303                         |
| 93 Actual Front Feet, 0.54 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 63,303 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Vnyl, 2 Rail                               | 22.04    | 146  | 50     | 1,609      |
| D/W/P: 4in Ren. Conc.                               | 11.81    | 108  | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 11.81    | 96   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,109      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2011

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 1027 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 1027 |          |            |
| Total:  |          |            |      | 123,671  | 111,304    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,931 |
| 2 Fixture Bath     | 1 | 6,850 | 6,165 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,410 |
| Water Well, 100 Feet | 1 | 6,941 | 6,247 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 57 | 2,563 | 2,307 |
| CCP (1 Story) | 67 | 2,977 | 2,679 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,504  | 1,354  |
| Base Cost   | 1545 | 97,320 | 87,588 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

Totals: 257,944 232,150

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 510,730

2026 Est. T.C.V. 006-127-005-00 = 578,142

Est. TCV/Total Floor Area = 562.94, Most recent sale 09/28/2007 for 1,500,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 261,100                 | 261,100 | 261,100   | 214,503        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 28,000  | 0         | 5,791          | 0      |

Parcel Number: 45-006-127-005-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 289,100       | 289,100 | 289,100 | 220,294 | 220,294     | 0       |

45-006-127-006-00                      2026 Est. T.C.V.                      US GOVT NATL PARK  
 Property Class: 402  
 Map #: 54/55                      GLEN ARBOR TOWNSHIP                      ,

L187 P524/76 L177 P348/75 L192 P196/77 L181 P38/75 L169 P248/73 L198 P186/78  
 L192 P196/77 PRT GOVT LOT 3 COM AT S 1/4 COR TH W TO WLY R/W SUNSET DR & POB TH  
 N 88 DEG 52' WALG S SEC LN 330 FT M/L TH N 27 DEG 30' E 1196.6 FT TO C/L M-22 TH  
 S 24 DEG 53' E 384.20 FT M/L TO WLY R/W LN OF SUNSET DR TH S 27 DEG 30' W ALG  
 R/W TO POB EXC GOVT LOT 3 COM AT PT IN C/L PUBLIC HWY THAT EXTENDS ALONG WLY BDY  
 LN PLAT OF GLENWOOD WHERE SLY LN LOT 5 EXTENDS N 62 DEG 30' W INT WLY C/L TH N  
 62 DEG 30' W 133 FT TH N 27 DEG 30' E 40 FT FOR POB TH N 27 DEG 30' E 50 FT TH N  
 62 DEG 30' W 50 FT TH S 27 DEG 30' W 50 FT TH S 62 DEG 30' E 50 FT TO POB SEC 27  
 T29N R14W                      1.707 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth            | Front | Depth | Rate | %Adj. | Reason                  | Value  |
|---------------------------|----------|------------------|-------|-------|------|-------|-------------------------|--------|
| VILLAGE AR >10 ACRES 50K/ |          | 1.71 Acres       | 50000 | 100   |      |       |                         | 85,350 |
|                           |          | 1.71 Total Acres |       |       |      |       | Total Est. Land Value = | 85,350 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-127-006-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-127-009-00   | 2026 Est. T.C.V.    | MICHIGAMA WESTERN TELEPHONE CO |
| Property Class: 201 |                     | S GLEN LAKE RD                 |
| Map #: 54           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

SURVEY L8 P538/04 PRT GOVT LOT 3 SEC 27 COM AT PT IN C/L OF PUBLIC HWY THAT EXT  
 ALG W BDY LN PLAT OF GLENWOOD SUBDVN WHERE SLY LINE LOT 5 EXT N 62 DEG 30' W INT  
 HWY C/L TH N 62 DEG 30' W 133 FT TH N 27 DEG 30' E 40 FT FOR POB TH N 27 DEG 30'  
 E 50 FT TH N 62 DEG 30' W 50 FT TH S 27 DEG 30' W 50 FT TH S 62 DEG 30' E 50 FT  
 TO POB SEC 27 T29N R14W 0.06 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage         | Depth | Front  | Depth  | Rate                    | %Adj. | Reason | Value  |
|-----------------------|------------------|-------|--------|--------|-------------------------|-------|--------|--------|
| E 100' @ 800/         | 50.00            | 50.00 | 1.2746 | 0.4690 | 800                     | 100   |        | 23,911 |
| 50 Actual Front Feet, | 0.06 Total Acres |       |        |        | Total Est. Land Value = |       |        | 23,911 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: C Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 75.50

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.82 100%  
 Adjusted Square Foot Cost for Upper Floors = 101.32

Total Floor Area: 900 Base Cost New of Upper Floors = 91,188

Reproduction/Replacement Cost = 91,188

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 67,479

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 118,088  
 Replacement Cost/Floor Area= 101.32 Est. TCV/Floor Area= 131.21

Total Estimated True Cash Value of Commercial/Industrial Buildings = 118,088

2026 Est. T.C.V. 006-127-009-00 = 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-010-00   | 2026 Est. T.C.V.    | GLEN LAKE YACHT CLUB |
| Property Class: 401 |                     | S SUNSET DR          |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COM AT S 1/4 COR SEC 27 TH W ON S LINE OF SEC 112.2 FT TO NWLY LINE LOT 1 IN  
 PLAT OF GLENWOOD TH N 27 DEG 30' E 1126.7 FT TH N 55 DEG 10' E 395.57 FT TO POB  
 TH N 32 DEG 48' W 383.8 FT S 39 DEG 34' N 155.95 FT TH S 37 DEG 29' E 341.8 FT  
 TO CEN OF NWLY LINE LOT 13 TH N 55 DEG 10' E 150.72 FT TO POB SEC 27 T29N R14W  
 1.25 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 362.00 | 0.9036 | 0.9551 | 2000 | 100   |                          | 172,608 |
| E 100' @ 800/                           | 50.00    | 362.00 | 0.8677 | 0.9377 | 800  | 50    | SURPLUS: ZONING 100' MIN | 16,273  |
| 150 Actual Front Feet, 1.25 Total Acres |          |        |        |        |      |       | Total Est. Land Value =  | 188,882 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: TENNIS COURTS

| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|------|----------|------|-------|-----------|
| /CI17/SPOC/TENC/ASPCA | 7.65 | 7200     | 1.00 | 60    | 33,048    |
| /CI17/SPOC/TENC/ASPCA | 7.65 | 7200     | 1.00 | 60    | 33,048    |

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 99,144

Total Estimated True Cash Value of Commercial/Industrial Buildings = 99,144

2026 Est. T.C.V. 006-127-010-00 = 288,026

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 145,000       | 145,000    | 145,000 | 26,697       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0       | 0            | 720            | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 144,000       | 144,000    | 144,000 | 27,417       | 27,417         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-127-013-00   | 2026 Est. T.C.V.    | ELLINGSEN HURLIN TRUST |
| Property Class: 401 |                     | 6046 S GLEN LAKE RD    |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1182P867 THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH SECTION LINE, NORTH 88°45'50" WEST, 414.00 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 1 °07'40" EAST, 163.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE SOUTH 1 °07'40" EAST, 263.00 FEET; THENCE NORTH 88°45'50" WEST, 337.43 FEET; THENCE ALONG THE EASTERLY LINE OF THE PLAT OF FOREST HAVEN, NORTH 1°13'10" WEST, 263.00 FEET; THENCE SOUTH 88°45'50" EAST, 377.73 FEET TO THE POINT OF BEGINNING. AND THE EASTERLY EIGHTEEN (18) FEET OF LOT 13 AND THE EASTERLY EIGHTEEN (18) FEET OF THE SOUTHERLY FIVE (5) FEET OF LOT 12 OF FOREST HAVEN ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 4 OF PLATS, PAGES 27 AND 28

FOMERLY L256 P552 L286 P373 L382 P746/94 PRT OF NE 1/4 OF NW 1/4 SEC 27 COM N 1/4 COR THN 88 DEG 45' 50" W 414.00 FT TO C/L ST HWY M-22 TH ALG SD C/L S 1 DEG 07' 40" E163.00 FT FOR POB TH ALG SD C/L S 1 DEG 07' 40" E 263.00 FT TH N 88 DEG 45' 50" W 337.43 FT TH ALG ELY LN PLAT OF FOREST HAVEN N 1 DEG 13' 10" W 263.00FT TH S 88 DEG 45' 50" E 377.73 FT TO POB SEC 27 T29N R14W. AND FULLY ASSESSED WITH 006-630-013-50 DESCRIBED AT L1134P352 AS THE EASTERLY EIGHTEEN {18} FEET OF LOT 13 AND THE EASTERLY EIGHTEEN {18} FEET OF THE SOUTHERLY FIVE (5) FEET OF LOT 12 OF FOREST HAVEN ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 4 OF PLATS, PP. 27 & 28.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                                                  | 200.00   | 339.70 | 0.7853 | 0.9401 | 3400 | 100   |                        | 501,964 |
| B 100' @ 3400/                                                  | 63.00    | 339.70 | 0.7853 | 0.9401 | 3400 | 50    | SURPLUS: ZONING 100 ft | 79,059  |
| 263 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                        | 581,023 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95     | 3800 | 0      | 0          |
| Wood Frame                                          | 20.45    | 512  | 50     | 5,235      |
| Wood Frame                                          | 26.74    | 96   | 50     | 1,283      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,018      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1934

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1903 SF Floor Area = 1903 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,903 |          |            |
| Total:  |          |             |       | 218,372  | 120,105    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 3,794 | 2,087 |
|----------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 240 | 4,687 | 2,578 |
|-----|-----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Parcel Number: 45-006-127-013-00

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|                       |     |         |         |
|-----------------------|-----|---------|---------|
| Base Cost             | 442 | 16,182  | 8,900   |
| Common Wall: 1/2 Wall | 1   | -1,005  | -553    |
| Built-Ins             |     |         |         |
| Appliance Allow.      | 1   | 1,934   | 1,064   |
| Fireplaces            |     |         |         |
| Interior 1 Story      | 1   | 4,701   | 2,586   |
| Deck                  |     |         |         |
| w/Roof (Roof portion) | 576 | 7,932   | 4,363   |
| Breezeways            |     |         |         |
| Frame Wall            | 62  | 2,944   | 1,619   |
| Carports              |     |         |         |
| Comp.Shingle          | 576 | 8,628   | 4,745   |
| Totals:               |     | 278,164 | 152,991 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 336,580

|                                                                             |         |           |                |             |         |   |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|---|---------|
| 2026 Est. T.C.V. 006-127-013-00                                             |         |           |                |             |         | = | 926,621 |
| Est. TCV/Total Floor Area = 486.93, Most recent sale 10/29/2013 for 373,000 |         |           |                |             |         |   |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |   |         |
| 443,000                                                                     | 443,000 | 443,000   | 245,638        | 2.70        |         |   |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |   |         |
| 0                                                                           | 20,300  | 0         | 6,632          | 0           |         |   |         |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |         |
| 463,300                                                                     | 463,300 | 463,300   | 252,270        | 252,270     | 0       |   |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-015-00   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 201 |                     | 6047 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2020007357 L96 P277 PRT OF NE 1/4 OF NW 1/4 SEC 27 BEG AT N 1/4 COR TH W ALG N  
SEC LINE 381.81 FT TO E R/W LINE ST HWY M 22 TH S 2 DEG 29' E ON R/W 226.22 FT  
TH E 371.94 FT TO N-S 1/4 LINE TH N 0 DEG 01' E 226.00 FT TO BEG SEC 27 T29N  
R14W 1.96 A. AND  
L262 P244 PRT OF NE 1/4 OF NW 1/4 SEC 27 BEG AT A PT ON N- S 1/4 LINE 226.00 FT  
S OF N 1/4 COR TH W 371.94 FT TO E R/W M-22 TH S 2 DEG 29' E ALG R/W LINE 100.09  
FT TH E 367.58 FT TO N- S 1/4 LINE TH N 0 DEG 01' E 100.00 FT TO POB SEC 27 T29N  
R14W 0.80 A. 8/2018 COMBINE WITH 127-021-00

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                             | Frontage     | Depth | Front  | Depth  | Rate     | %Adj. | Reason            | Value                             |
|-----------------------------------------|--------------|-------|--------|--------|----------|-------|-------------------|-----------------------------------|
|                                         | 226.00       | 0.00  | 1.0000 | 1.0000 | 0        | 100   |                   | 0                                 |
| 2000 COMM                               | \$14.75/SQFT |       | 85378  | SqFt   | 14.75000 | 100   | IN TOWN INFLUENCE | 1,259,320                         |
| 226 Actual Front Feet, 1.96 Total Acres |              |       |        |        |          |       |                   | Total Est. Land Value = 1,259,320 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 7.41 | 6000 | 50     | 22,230     |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 22,230     |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018

| Unit in Place Items     | Rate     | Quantity | Arch | %Good | Depr.Cost |
|-------------------------|----------|----------|------|-------|-----------|
| /CI17/SPOC/TENC/ASPCH   | 9.55     | 28000    | 1.00 | 85    | 227,290   |
| /CI17/SPOC/TENC/ADDFFA  | 17034.00 | 1        | 1.00 | 85    | 14,479    |
| /CI17/SPOC/TENC/ASPCH   | 9.55     | 13000    | 1.00 | 85    | 105,528   |
| /CI17/SPOC/TENC/ASPCH   | 9.55     | 7600     | 1.00 | 85    | 61,693    |
| /CI16/YARI/PLAE/BASBWPB | 4896.00  | 4        | 1.00 | 85    | 16,646    |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 744,863

#### Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009

Description of Occupancy: PAVILLION

Costs are taken from the Pavilions cost schedules.

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

Class: D,Pole Quality: Low Cost  
Stories: 1 Story Height: 13 Perimeter: 96

Base Rate for Upper Floors = 82.78

Adjusted Square Foot Cost for Upper Floors = 82.78

Total Floor Area: 484 Base Cost New of Upper Floors = 40,066

Reproduction/Replacement Cost = 40,066

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 32,854

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 57,495

Replacement Cost/Floor Area= 82.78 Est. TCV/Floor Area= 118.79

#### Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018

Costs are taken from the Restroom Buildings cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 10 Perimeter: 88  
Overall Building Height: 10

Base Rate for Upper Floors = 182.53

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 7.01 100%

Adjusted Square Foot Cost for Upper Floors = 189.54

Base Cost New of Upper Floors = 90,979

Reproduction/Replacement Cost = 90,979

Eff.Age:3      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 80,062

```
<<<< Segregated Cost Computations >>>>
```

### Costs taken from Segregated Cost Section 3: Stores & Commercial

|     | Cost | # or Height Storys |
|-----|------|--------------------|
| 1   |      |                    |
| 2   |      |                    |
| 3   |      |                    |
| 4   |      |                    |
| 5   |      |                    |
| 6   |      |                    |
| 7   |      |                    |
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| 90  |      |                    |
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| 92  |      |                    |
| 93  |      |                    |
| 94  |      |                    |
| 95  |      |                    |
| 96  |      |                    |
| 97  |      |                    |
| 98  |      |                    |
| 99  |      |                    |
| 100 |      |                    |

| Item Description | Col. | Rate | SqFt | Adj. | Adj. | Cost |
|------------------|------|------|------|------|------|------|
|------------------|------|------|------|------|------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:3      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
|---------------------|------|----------|------|-------|-----------|

|                       |       |     |      |    |        |
|-----------------------|-------|-----|------|----|--------|
| /CI16/YARI/PATR/PICSH | 64.89 | 256 | 1.00 | 88 | 14,618 |
|-----------------------|-------|-----|------|----|--------|

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 3 = 165,689

Replacement Cost/Floor Area= 224.15      Est. TCV/Floor Area= 345.19

|                                                                      |         |
|----------------------------------------------------------------------|---------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 968,047 |
|----------------------------------------------------------------------|---------|

2026 Est. T.C.V. 006-127-015-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/09/1953 for 1,650

|               |      |        |              |     |
|---------------|------|--------|--------------|-----|
| 2025 Assessed | MBOR | S.E.V. | Base for Cap | IRM |
|---------------|------|--------|--------------|-----|

|   |   |   |   |      |
|---|---|---|---|------|
| 0 | 0 | 0 | 0 | 2.70 |
|---|---|---|---|------|

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|

0 0 0 0 0 0

|      |          |      |        |        |             |         |
|------|----------|------|--------|--------|-------------|---------|
| 2026 | Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|------|----------|------|--------|--------|-------------|---------|

0 0 0 0 0 0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-127-016-00   | 2026 Est. T.C.V.    | CALSBEEK RONALD & DIANE |
| Property Class: 401 |                     | 6149 S GLEN LAKE RD     |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2020007357 DC L729 P14 L729 P16/03 L741 P445 L741 P446/03 L838 P213/05 2003 DESC  
 REVISED PRT OF NE 1/4 OF NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH S 01 DEG 04'00" W  
 625.92 FT ALG N-S 1/4 LN TH N 88 DEG 56'00" W 158.81 FT FOR POB TH S 01 DEG  
 14'02" W 100.00 FT TH N 88 DEG 56'00" W 190.88 FT TO PT ON E R/W M-22 TH N 01  
 DEG 17'43" W 100.09 FT ALG SD R/W TH S 88 DEG 56'00" E 195.30 FT TO POB SUBJECT  
 TO & TOGETHER WITH EASEMENTS SEC 27 T29N R14W .44 A.

Split/Comb. on 11/03/2021 completed 11/03/2021 TIM ;

Parent Parcel(s): 006-127-016-00;

Child Parcel(s): 006-127-016-01;

-----  
 ZONING APPROVAL 10/18/21 LOT LINE ADJ BECOMES 006-127-016-01 WITH PART FROM  
 127-020-00

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 100.00   | 190.00 | 1.0000 | 0.8130 | 2000       | 100   |              | 162,591 |
| 100 Actual Front Feet, 0.44 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 162,591 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Vnyl,Picket,36-48                          | 27.81    | 70   | 50     | 973        |
| D/W/P: 4in Ren. Conc.                               | 8.33     | 118  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31     | 210  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,473      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1959

(11) Heating System: Forced Heat & Cool

Ground Area = 2085 SF Floor Area = 3515 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1 Story   | Siding   | Basement    | 457   |          |            |
| 1 Story   | Siding   | Crawl Space | 466   |          |            |
| 1.5 Story | Siding   | Crawl Space | 1,162 |          |            |
| 1 Story   | Siding   | Overhang    | 65    |          |            |
| 1 Story   | Siding   | Overhang    | 784   |          |            |
|           |          | Total:      |       | 450,620  | 360,496    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 131 | 3,796 | 3,037 |
| WCP (1 Story) | 112 | 5,628 | 4,502 |
| WCP (1 Story) | 56  | 3,616 | 2,893 |
| WPP           | 240 | 5,287 | 4,230 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 45-006-127-016-00

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|                     |     |         |         |            |
|---------------------|-----|---------|---------|------------|
| Base Cost           | 784 | 36,589  | 29,271  |            |
| Common Wall: 1 Wall | 1   | -2,640  | -2,112  |            |
| Door Opener         | 2   | 1,075   | 860     |            |
| Built-Ins           |     |         |         |            |
| Appliance Allow.    | 1   | 2,767   | 2,214   |            |
| Fireplaces          |     |         |         |            |
| Exterior 1 Story    | 1   | 6,514   | 5,211   |            |
| Local Cost Items    |     |         |         |            |
| GENERATOR           | 1   | 1       | 1       | *100% Good |
| Totals:             |     | 532,956 | 426,367 |            |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 938,007

2026 Est. T.C.V. 006-127-016-00 = 1,104,071

Est. TCV/Total Floor Area = 314.10, Most recent sale 11/29/2004 for 225,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 471,300                 | 471,300 | 471,300   | 281,975        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 80,700  | 0         | 7,613          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 552,000                 | 552,000 | 552,000   | 289,588        | 289,588     | 289,588 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-127-016-50   | 2026 Est. T.C.V.    | CALSBEEK RONALD C & DIANE C |
| Property Class: 402 |                     | S GLEN LAKE RD              |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

2020007357 PER LDA & SURVEY L859 P133/05 2003 SPLIT FROM 006-127-016-00 PARCEL A  
 - PRT OF NE 1/4 OF NW 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH S 01 DEG 04'00" W  
 625.92 FT ALG N-S 1/4 LN TO POB TH CONT S 01 DEG 04'00" W 100.00 FT TH N 88 DEG  
 56'00" W 159.10 FT TH N 01 DEG 14'02" E 100.00 FT TH S 88 DEG 56'00" E 158.81 FT  
 TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 27 T29N R14W. 0.36 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 100.00   | 159.00 | 1.0000 | 0.7775 | 2000       | 100   |              | 155,510 |
| 100 Actual Front Feet, 0.36 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 155,510 |

2026 Est. T.C.V. 006-127-016-50 = 155,510

Est. TCV/Total Floor Area = 44.24, Most recent sale 04/29/2016 for 95,000

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 77,800                  | 77,800 | 77,800 | 46,333       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 1,250          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 77,800                  | 77,800 | 77,800 | 47,583       | 47,583         | 47,583  |  |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-127-017-01   | 2026 Est. T.C.V.    | NORTHWOODS PROPERTY HOLDINGS LLC |
| Property Class: 201 |                     | 6053 S GLEN LAKE RD              |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

2022006380 & COS 2022006379 L14P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27 TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'31" WEST, ALONG SAID LINE AS MONUMENTED, 299.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET; THENCE NORTH 00°01'22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22; THENCE NORTH 02°33'13" WEST, ALONG SAID RIGHT-OF-WAY, 233.06 FEET; THENCE SOUTH 89°57'02" EAST, 367.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2.08 OF LAND. COMBINED ON 10/19/2022 FROM 006-127-017-00; 006-127-018-00 AND TRANSFER PART B PART OF 006-127-020-00.

Split/Comb. on 11/03/2021 completed 11/03/2021 TIM ;  
 Parent Parcel(s): 006-127-017-00;  
 Child Parcel(s): 006-127-017-01;  
 -----

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage    | Depth            | Front      | Depth   | Rate | %Adj. | Reason                  | Value   |
|-------------|-------------|------------------|------------|---------|------|-------|-------------------------|---------|
| 2000 COMM   | \$7.75/SQFT |                  | 90605 SqFt | 7.75000 | 100  |       |                         | 702,187 |
|             |             | 2.08 Total Acres |            |         |      |       | Total Est. Land Value = | 702,187 |

#### Land Improvement Cost Estimates

| Description            | Rate     | Size | % Good | Cash Value |
|------------------------|----------|------|--------|------------|
| Gazeboo(s): Standard   | 5,098.50 | 1    | 97     | 4,946      |
| D/W/P: Crushed Rock    | 2.14     | 4500 | 50     | 4,815      |
| D/W/P: 4in Ren. Conc.  | 6.73     | 220  | 50     | 740        |
| Fencing: Wire Mesh, #9 | 3.74     | 250  | 50     | 467        |
| Wood Frame             | 18.23    | 478  | 50     | 4,357      |
| Wood Frame             | 18.23    | 730  | 50     | 6,654      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 91     | 100  |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 91     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 91     | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 21,979     |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

Costs are taken from the Stores - Discount cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 328  
 Overall Building Height: 10

Base Rate for Upper Floors = 81.95

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.85 100%  
 Adjusted Square Foot Cost for Upper Floors = 91.80

Total Floor Area: 4,544 Base Cost New of Upper Floors = 417,139

Reproduction/Replacement Cost = 417,139  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 275,312

| Unit in Place Items   | Rate  | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|-------|----------|------|-------|-----------|
| /CI4/ROOC/ALUSCCOTPBA | 12.10 | 350      | 1.00 | 94    | 3,981     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 488,762  
 Replacement Cost/Floor Area= 92.73 Est. TCV/Floor Area= 107.56

#### Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1998

Parcel Number: 45-006-127-017-01

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Description of Occupancy: BACK OF LOT

Costs are taken from the Sheds - Lumber Yard Horizontal Storage Shed (3 Walls) cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 256  
 Overall Building Height: 14

Base Rate for Upper Floors = 20.31

Adjusted Square Foot Cost for Upper Floors = 20.31

Total Floor Area: 3,199 Base Cost New of Upper Floors = 64,972

Reproduction/Replacement Cost = 64,972

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 42,882

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 75,043  
 Replacement Cost/Floor Area= 20.31 Est. TCV/Floor Area= 23.46

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2022

Description of Occupancy: SOUTH EAST SIDE OF PARCEL

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average  
 Stories: 1 Story Height: 16 Perimeter: 240  
 Overall Building Height: 16

Base Rate for Upper Floors = 46.80

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.91 100%  
 Adjusted Square Foot Cost for Upper Floors = 50.71

Total Floor Area: 3,200 Base Cost New of Upper Floors = 162,272

Reproduction/Replacement Cost = 162,272

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 155,781

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 2: Multiples &amp; Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|                  |           |      |           |             |             |      |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 272,617  
 Replacement Cost/Floor Area= 50.71 Est. TCV/Floor Area= 85.19

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1980

Description of Occupancy: SHED - NEAREST RD

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 174  
 Overall Building Height: 8

Base Rate for Upper Floors = 42.74

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(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.29 60%  
 Adjusted Square Foot Cost for Upper Floors = 44.71

Total Floor Area: 1,768 Base Cost New of Upper Floors = 79,055

Reproduction/Replacement Cost = 79,055  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 52,967

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 92,692  
 Replacement Cost/Floor Area= 44.71 Est. TCV/Floor Area= 52.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 929,114

2026 Est. T.C.V. 006-127-017-01 = 1,653,280

Est. TCV/Total Floor Area = 130.07, Most recent sale 07/05/2010 for 500,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 744,300       | 744,300    | 744,300 | 744,300      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 82,300     | 0       | 0            | 20,096         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 826,600       | 826,600    | 826,600 | 764,396      | 764,396        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-019-00   | 2026 Est. T.C.V.    | THORESON SALOME T    |
| Property Class: 401 |                     | 6159 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2020007357 L105 P477 L324 P469-470/91 PRT NE 1/4 OF NW 1/4 SEC 27 BEG AT PT ON  
 N- S 1/4 LINE 726.00 FT S OF N 1/4 COR TH W 350.12 FT TO E R/W LINE ST HWY M 22  
 TH S 2 DEG 29' E ON R/W 100.09 FT TH E 345.75 FT TO N- S 1/4 LINE TH N 0 DEG 01'  
 E 0 DEG 01' E 100.00 FT TO POB SEC 27 T29N R14W 0.80 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/                          | 100.00   | 349.00 | 1.0000 | 0.9464 | 3400       | 100          |        | 321,783 |
| 100 Actual Front Feet, 0.80 Total Acres |          |        |        |        | Total Est. | Land Value = |        | 321,783 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1957

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1128 SF Floor Area = 1622 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 988  |          |            |
| 1 Story   | Siding   | Basement   | 140  |          |            |
|           |          | Total:     |      | 210,486  | 126,262    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |       |
|-----------------------|-----|--------|-------|
| Base Cost             | 352 | 15,671 | 9,403 |
| Common Wall: 1/2 Wall | 1   | -1,087 | -652  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
|------------------|---|-------|-------|

Totals: 247,942 148,736

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 327,219

2026 Est. T.C.V. 006-127-019-00 = 651,502

Est. TCV/Total Floor Area = 401.67

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 301,100                 | 301,100 | 301,100   | 81,968         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 24,700  | 0         | 2,213          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 325,800                 | 325,800 | 325,800   | 84,181         | 84,181      | 84,181  |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-127-020-01   | 2026 Est. T.C.V.    | CALSBECK RONALD & DIANE |
| Property Class: 402 |                     | 6127 S GLEN LAKE RD     |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

TRANSFER "B" OF SPLIT SURVEY RECORDED 2022006379 L:14 P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 625.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22; THENCE SOUTH 02°33'13" EAST, ALONG SAID MGHT-OF-WAY, 67.50 FEET; THENCE SOUTH 89°59'58" EAST, 263.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17,837 SQUIRE FEET OF LAND.  
SPLIT ON 10/19/2022 FROM 006-127-020-00;

Split/Comb. on 10/19/2022 completed 10/19/2022 TIM ;  
Parent Parcel(s): 006-127-020-00;  
Child Parcel(s): 006-127-020-01, 006-127-017-02;  
-----

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage    | Depth | Front       | Depth   | Rate | %Adj. | Reason                  | Value   |
|-------------|-------------|-------|-------------|---------|------|-------|-------------------------|---------|
| 2000 COMM   | \$7.75/SQFT |       | 17837 SqFt  | 7.75000 | 100  |       |                         | 138,237 |
|             |             | 0.41  | Total Acres |         |      |       | Total Est. Land Value = | 138,237 |

2026 Est. T.C.V. 006-127-020-01 = 138,237

Est. TCV/Total Floor Area = 85.23

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 69,100        | 69,100         | 69,100 | 69,100       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 69,100        | 69,100         | 69,100 | 70,965       | 69,100         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-025-00   | 2026 Est. T.C.V.    | WARNES KATHLEEN T    |
| Property Class: 401 |                     | 6177 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L282 P156/87 L908 P712/06 PRT NW 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH W 116.7 FT TH S 826 FT FOR POB TH S 165 FT TH W 264 FT TH N 165 FT TH E 264 FT TO POB AND L272 P972/87 L340 P433/92 L825 P992/04 PRT NE 1/4 OF NW 1/4 SEC 27 COM 825.99 FT S OF N 1/4 COR SEC 27 TH W 116.65 FT TH S 01 DEG 21' 00" E 165 FT TO POB TH CONT S 01 DEG 21' 00" E 30.12 FT TH W 16.55 FT TH N 88 DEG 56' 30" W 175.65 FT TH N 43 DEG 56' 30" W 42.43 FT TH E TO POB. TOTAL 1 A M/L  
 10/2017 TAXPAYER REQUESTED COMBINATION FROM YEAR 2009 FORMERLY L282 P156/87 L908 P712/06 PRT NW 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH W 116.7 FT TH S 826 FT FOR POB TH S 165 FT TH W 264 FT TH N 165 FT TH E 264 FT TO POB PARCEL  
 006-127-014-00 TOTALLY ASSESSED WITH THIS PARCEL SEC 27 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 264.00 | 0.8823 | 0.8826 | 3400 | 100   |                        | 264,781 |
| B 100' @ 3400/                          | 65.00    | 264.00 | 0.8823 | 0.8826 | 3400 | 50    | SURPLUS: ZONING 100 ft | 86,054  |
| 165 Actual Front Feet, 1.00 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 350,835 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 2007 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement    | 884    |          |            |
| 1 Story    | Siding   | Crawl Space | 460    |          |            |
|            |          |             | Total: | 276,256  | 165,767    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 224 | 9,260 | 5,556 |
| WPP           | 300 | 5,469 | 3,281 |

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 720 | 25,718 | 15,431 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 720 | 25,718 | 15,431 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 3,989 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 363,917 | 218,363 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-127-025-00

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 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 480,399
 

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|                                                                       |         |           |
|-----------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-127-025-00                                       | =       | 836,234   |
| Est. TCV/Total Floor Area = 416.66, Most recent sale 01/02/2003 for 0 |         |           |
| 2025 Assessed                                                         | MBOR    | S.E.V.    |
| 380,900                                                               | 380,900 | 380,900   |
|                                                                       |         | 105,696   |
|                                                                       |         | 2.70      |
| 2026 New Eq. Adjustment                                               | Loss    | Additions |
| 0                                                                     | 37,200  | 0         |
|                                                                       |         | 2,853     |
| 2026 Assessed                                                         | MBOR    | S.E.V.    |
| 418,100                                                               | 418,100 | 418,100   |
|                                                                       |         | 108,549   |
|                                                                       |         | 108,549   |
|                                                                       |         | 108,549   |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-127-026-01   | 2026 Est. T.C.V.    | 6477 SOUTH GLEN LAKE LLC |
| Property Class: 401 |                     | 6477 S GLEN LAKE RD      |
| Map #: 52,53,,55    | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2020007341 L14P252 20200043535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 360.47 FEET; THENCE SOUTH 38°19'20" WEST, 178.35 FEET; THENCE SOUTH 32°29'44" WEST, 202.55 FEET; THENCE SOUTH 88°52'24" WEST, 33.00 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE NORTH 01 °07'36" WEST, 557.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1.7 ACRES. SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY M-22. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. SPLIT ON 08/21/2020 FROM 006-127-026-00;

Split/Comb. on 08/21/2020 completed 08/21/2020 TIM ;  
 Parent Parcel(s): 006-127-026-00;  
 Child Parcel(s): 006-127-026-01, 006-127-026-02, 006-127-026-03;  
 -----

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                           | 338.67   | 218.65 | 0.6525 | 0.7860 | 800  | 100   |                         | 138,959 |
| 339 Actual Front Feet, 1.70 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 138,959 |

Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.22 | 1200 | 97     | 2,584      |
| D/W/P: 4in Ren. Conc.                               | 7.48 | 160  | 97     | 1,161      |
| D/W/P: 4in Ren. Conc.                               | 7.48 | 352  | 97     | 2,554      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 6,299      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 2025

(11) Heating System: Radiant (in-floor)  
 Ground Area = 1584 SF Floor Area = 2160 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,584 |          |            |
| 1 Story    | Siding   | Overhang   | 180   |          |            |
|            |          | Total:     |       | 236,434  | 234,070    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 1,197 |
| 3 Fixture Bath     | 2 | 7,589 | 7,513 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 8,966 | 8,876 |
| Water Well, 150 Feet | 1 | 8,175 | 8,093 |

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 24,879 | 24,630 |
| Common Wall: 1 Wall | 1   | -2,469 | -2,444 |
| Door Opener         | 1   | 477    | 472    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,915 |
|------------------|---|-------|-------|

Deck



Parcel Number: 45-006-127-026-01

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|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 352 | 4,893 | 4,844 |
| w/Roof (Roof portion) | 160 | 2,534 | 2,509 |

|         |         |         |
|---------|---------|---------|
| Totals: | 294,621 | 291,675 |
|---------|---------|---------|

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 641,685

2026 Est. T.C.V. 006-127-026-01 = 786,943

Est. TCV/Total Floor Area = 364.33, Most recent sale 09/11/2024 for 210,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 214,400                 | 214,400 | 214,400   | 214,400        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 185,700                 | -6,600  | 185,700   | -6,600         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 393,500                 | 393,500 | 393,500   | 405,888        | 393,500     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-026-02   | 2026 Est. T.C.V.    | KAYE ROBERT & NINA   |
| Property Class: 401 |                     | 6485 S GLEN LAKE RD  |
| Map #: 52,53,,55    | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE; THENCE SOUTH 46°56'17" EAST, 360.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 159.27 FEET; THENCE SOUTH 24°52'53" WEST 308.89 FEET; THENCE NORTH 83°17'57" WEST, 239.46 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE NORTH 01°07'36" WEST, 49.63 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°52'24" EAST, 33.00 FEET; THENCE NORTH 32°29'44" EAST, 202.55 FEET; THENCE NORTH 38°19'20" EAST, 178.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6 ACRES.

SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE CASEMENT FOR INGRESS AND EGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 2453.99 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE NORTH 85°01'53" EAST, 58.29 FEET; THENCE 06.76 FEET ALONG A 141.34 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING SOUTH 76°52'10" EAST, 104.24 FEET; THENCE SOUTH 83°17'57" EAST, 286.47 FEET TO THE POINT OF ENDING OF SAID 33 FOOT EASEMENT. SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY M-22.

SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 08/21/2020 FROM 006-127-026-00;

Split/Comb. on 08/21/2020 completed 08/21/2020 TIM ;  
 Parent Parcel(s): 006-127-026-00;  
 Child Parcel(s): 006-127-026-01, 006-127-026-02, 006-127-026-03;  
 -----

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                           | 239.46   | 291.06 | 0.7367 | 0.8688 | 800  | 100   |                         | 122,606 |
| 239 Actual Front Feet, 1.60 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 122,606 |

Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: 4in Ren. Conc.             | 8.33 | 865  | 97                | 6,989      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 6,989      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1968 SF Floor Area = 4389 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,968 |          |            |
| 1 Story    | Siding   | Overhang    | 945   |          |            |
|            |          | Total:      |       | 537,388  | 532,040    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 4 | 18,267 | 18,084 |
| 2 Fixture Bath     | 1 | 3,056  | 3,025  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Parcel Number: 45-006-127-026-02

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## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 138 | 4,049 | 4,009 |
| CCP (1 Story) | 143 | 4,181 | 4,139 |
| CCP (1 Story) | 312 | 8,193 | 8,111 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 945 | 42,298 | 41,875 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 2   | 1,075  | 1,064  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,992 |
|-------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 641,218 | 634,830 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 1,396,626

2026 Est. T.C.V. 006-127-026-02 = 1,526,221

Est. TCV/Total Floor Area = 347.74, Most recent sale 03/29/2021 for 114,900

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 662,100                 | 662,100 | 662,100   | 592,593        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 101,000 | 0         | 16,000         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 763,100                 | 763,100 | 763,100   | 608,593        | 608,593     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-127-026-03   | 2026 Est. T.C.V.    | KAYE ROBERT & ESSHAKI NINA |
| Property Class: 402 |                     | S GLEN LAKE RD             |
| Map #: 52,53,,55    | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4 W, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01 °07'36" EAST, 1539.79 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE S66°18'05"E 1459.73 FEET; THENCE S20°44'52"W 773.87 FEET; THENCE N46°56'17"W 430.76 FEET; THENCE N83°17'57"W 495.02 FEET; THENCE N24°52'53"E 308.89 FEET; THENCE N46°56'17"W 519.74 FEET TO THE CENTERLINE OF STATE HWY. M-22; THENCE, ALONG SAID CENTERLINE, NOI 0 07'36"W 323.46 FEET TO THE POINT OF BEGINNING. CONTAINING I 8.46 ACRES. TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52:24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01 °07'36" EAST, 2453.99 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE NORTH 85°01 '53" EAST, 58.29 FEET; THENCE 106.76 FEET ALONG A 141.34 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING SOUTH 76°52'10" EAST, 104.24 FEET; THENCE SOUTH 83°17'57" EAST, 286.47 FEET TO THE POINT OF ENDING OF AID 33 FOOT EASEMENT. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. L376P266 SPLIT ON 08/21/2020 FROM 006-127-026-00;

Split/Comb. on 08/21/2020 completed 08/21/2020 TIM ;  
 Parent Parcel(s): 006-127-026-00;  
 Child Parcel(s): 006-127-026-01, 006-127-026-02, 006-127-026-03;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                              | Frontage   | Depth | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|------------------------------------------|------------|-------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                            | 205.923905 | 0.06  | 0.7766 | 2.1557 | 800  | 100   |                         | 275,796 |
| 206 Actual Front Feet, 18.46 Total Acres |            |       |        |        |      |       | Total Est. Land Value = | 275,796 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: Crushed Rock               | 2.31 | 1200 | 97                | 2,689      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 2,689      |

|                             |                |                                 |                |
|-----------------------------|----------------|---------------------------------|----------------|
| 2026 Est. T.C.V.            | 006-127-026-03 | =                               | 278,485        |
| Est. TCV/Total Floor Area = | 63.45,         | Most recent sale 05/31/2022 for | 249,900        |
| 2025 Assessed               | MBOR           | S.E.V.                          | Base for Cap   |
| 142,900                     | 142,900        | 142,900                         | 130,230        |
|                             |                |                                 | 2.70           |
| 2026 New Eq. Adjustment     | Loss           | Additions                       | Tax Adjustment |
| 0                           | -3,700         | 0                               | 3,516          |
| 2026 Assessed               | MBOR           | S.E.V.                          | Capped         |
| 139,200                     | 139,200        | 139,200                         | 133,746        |
|                             |                |                                 | 133,746        |
|                             |                |                                 | PRE/MBT        |
|                             |                |                                 | 0              |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-127-027-10   | 2026 Est. T.C.V.    | COLE BILL W & H ANNETTE |
| Property Class: 401 |                     | 6155 S LAKE ST          |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L235 P234 L320 P871 L421 P691/96 L445 P442/97 L594 P634/01 PRT NW 1/4 OF NE 1/4  
 SEC 27 BEG AT INTER OF OLD STATE RD & LAKE ST TH NELY 233 FT ALG C/L OF OLD  
 STATE RD TH SELY 100 FT TH SWLY 233 FT TH NWLY 100 FT ALG C/L LAKE ST TO POB SEC  
 27 T29N R14W 0.53 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/                          | 100.00   | 233.00 | 1.0000 | 0.8555 | 3400       | 100          |        | 290,868 |
| 100 Actual Front Feet, 0.54 Total Acres |          |        |        |        | Total Est. | Land Value = |        | 290,868 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.53 | 1100 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1540 SF Floor Area = 2168 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,540 |          |            |
| 1 Story | Siding   | Overhang   | 22    |          |            |
| 1 Story | Siding   | Overhang   | 606   |          |            |
|         |          | Total:     |       | 374,519  | 318,341    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1351 | 36,936 | 18,468 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,305  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,248 |
| Water Well, 100 Feet | 1 | 6,514  | 5,537 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 151 | 9,163 | 7,789 |
| WPP           | 402 | 9,395 | 7,986 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 606 | 38,687 | 32,884 |
| Common Wall: 2 Wall | 1   | -6,121 | -5,203 |
| Door Opener         | 1   | 672    | 571    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Two Sided      | 1 | 9,805 | 8,334 |
| Prefab 1 Story | 1 | 3,667 | 3,117 |

Totals: 510,833 421,282

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 926,820

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2026 Est. T.C.V. 006-127-027-10 = 1,220,188  
 Est. TCV/Total Floor Area = 562.82, Most recent sale 08/03/2001 for 115,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 536,100       | 536,100        | 536,100 | 302,519      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 74,000         | 0       | 0            | 8,168          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 610,100       | 610,100        | 610,100 | 310,687      | 310,687        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-027-30   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 201 |                     | 6401 W STATE ST      |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L619 P420/01 L679 P371/02 2001 SPLIT FROM 006-127-027-00 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front      | Depth   | Rate | %Adj. | Reason               | Value   |
|--------------------------------------------------------------------------|-------------|--------|------------|---------|------|-------|----------------------|---------|
|                                                                          | 621.00      | 100.00 | 1.0000     | 0.0000  | 0    | 100*  |                      | 0       |
| 2000 COMM                                                                | \$7.75/SQFT |        | 62117 SqFt | 7.75000 | 100  |       | BACK WET AREA - SIZE | 481,403 |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |            |         |      |       |                      |         |
| 621 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =          |             |        |            |         |      |       |                      | 481,403 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

Costs are taken from the Garages - Emergency Response, Staffed cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 18 Perimeter: 511

Base Rate for Upper Floors = 180.08

Adjusted Square Foot Cost for Upper Floors = 180.08

Total Floor Area: 14,181 Base Cost New of Upper Floors = 2,553,715

Reproduction/Replacement Cost = 2,553,715

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 1,889,749

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 3,307,061  
Replacement Cost/Floor Area= 180.08 Est. TCV/Floor Area= 233.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,307,061

|                             |                                               |        |              |
|-----------------------------|-----------------------------------------------|--------|--------------|
| 2026 Est. T.C.V.            | 006-127-027-30                                | =      | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 12/17/2001 for 550,000 |        |              |
| 2025 Assessed               | MBOR                                          | S.E.V. | Base for Cap |
| 0                           | 0                                             | 0      | 0            |
|                             |                                               |        | 2.70         |
| 2026 New                    | Eq. Adjustment                                | Loss   | Additions    |
| 0                           | 0                                             | 0      | 0            |
| 2026 Assessed               | MBOR                                          | S.E.V. | Capped       |
| 0                           | 0                                             | 0      | 0            |
|                             |                                               |        | ->Taxable<-  |
|                             |                                               |        | PRE/MBT      |
|                             |                                               |        | 0            |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-127-028-01   | 2026 Est. T.C.V.    | 6233 SOUTH GLEN LAKE LLC |
| Property Class: 401 |                     | 6233 S GLEN LAKE RD      |
| Map #: 53-54        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

SPLIT 2007 PARENT 006-127-028-00 PARCEL 1 DESCRIPTION PART OF THE NORTH 1/2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S 41 °01'57" E, 1872.81 FEET; THENCE N 83°57'00" W, 592.42 FEET; THENCE S 20°50'26" W, 596.39 FEET; THENCE N 66°40'42" W, 730.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 66°40'42" W, 153.49 FEET TO THE CENTERLINE OF STATE HIGHWAY M -22; THENCE N 00°52'47" W, 303.86 FEET ALONG SAID CENTERLINE; THENCE S 88°52'54" E, 140.09 FEET; THENCE S 00°52'47" E, 361.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1.07 ACRES, MORE OR LESS. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT AS RECORDED IN LIBER 467, PAGE 231. SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY M-22 OVER A PORTION THEREOF. SUBJECT TO AND TOGETHER WITH AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS IF ANY.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                     | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|----------------------------|---------|
| B 100' @ 3400/                          | 97.07    | 144.28 | 0.8058 | 0.7589 | 3400 | 100   |                            | 201,833 |
| E 100' @ 800/                           | 43.00    | 506.18 | 0.7392 | 1.0545 | 800  | 0     | ROW M-22                   | 0       |
| E 100' @ 800/                           | 97.07    | 112.19 | 0.7392 | 0.6223 | 800  | 50    | SURPLUS: CONSERVATION AREA | 17,861  |
| 237 Actual Front Feet, 1.07 Total Acres |          |        |        |        |      |       |                            |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                            | 219,694 |

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool  
 Ground Area = 491 SF Floor Area = 491 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories  | Exterior | Foundation | Size | Cost New | Depr. Cost |
|----------|----------|------------|------|----------|------------|
| 1+ Story | Siding   | Slab       | 491  |          |            |
| Total:   |          |            |      | 87,747   | 86,868     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 5,541 | 5,486 |
| Water Well, 50 Feet | 1 | 3,418 | 3,384 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 119 | 4,549 | 4,504 |
| CPP           | 16  | 506   | 501   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

Totals: 107,873 106,794

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 234,947

2026 Est. T.C.V. 006-127-028-01 = 454,641

Est. TCV/Total Floor Area = 925.95, Most recent sale 10/09/2020 for 270,188

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 214,500       | 214,500    | 214,500 | 113,673      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,800     | 0       | 0            | 3,069          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 227,300       | 227,300    | 227,300 | 116,742      | 116,742        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-127-028-02   | 2026 Est. T.C.V.    | 6241 SOUTH GLEN LAKE LLC |
| Property Class: 401 |                     | 6241 S GLEN LAKE RD      |
| Map #: 53-54        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2022001160 SURVEY PARCEL 2 (REVISED) PART OF THE NORTH HALF OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCE S 01° 14' 06"W, 1279.33 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 27 WHICH IS A STRAIGHT LINE BETWEEN THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER; THENCE N 83° 54' 30"W, 101.41 FEET TO THE POINT OF BEGINNING; THENCE N 83° 54' 30"W, 105.42 FEET; THENCE N 88° 52' 54"W, 14.46 FEET; THENCE S 00° 52' 47"E, 361.90 FEET; THENCE S 66° 40' 42"E, 189.63 FEET; THENCE N 16° 56' 53"W, 220.29 FEET; THENCE N 01° 00' 47"E, 214.77 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT 33 FEET IN WIDTH FOR INGRESS, EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, THE NORTHERLY LINE 10/2021 BOUNDARY LINE ADJUSTMENT WITH 006-127-028-03 FORMERLY SPLIT 2007 PARENT 006-127-028-00 PARCEL 2 DESCRIPTION PART OF THE NORTH 1/2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S 41° 01' 57" E, 1872.81 FEET; THENCE N 83° 57' 00" W, 592.42 FEET; THENCE S 20° 50' 26" W, 596.39 FEET;; THENCE N 66° 40' 42" W, 540.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 66° 40' 42" W, 189.64 FEET; THENCE N 00° 52' 47" W, 361.90 FEET; THENCE S 88° 52' 54" E, 14.46 FEET; THENCE S 83° 54' 30" E, 71.72 FEET; THENCE S 83° 54' 30" E, 26.55 FEET; THENCE S 00° 52' 47" E, 215.52 FEET; THENCE S 16° 56' 53" E, 220.29 FEET TO THE POINT OF BEGINNING. CONTAINING 1.11 ACRES, MORE OR LESS. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT AS RECORDED IN LIBER 467, PAGE 231. SUBJECT TO AND TOGETHER WITH AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS IF ANY

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                     | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|----------------------------|---------|
| B 100' @ 3400/         | 105.42   | 214.77      | 0.8299 | 0.8382 | 3400       | 100   |                            | 249,336 |
| E 100' @ 800/          | 105.42   | 252.06      | 0.7702 | 0.8261 | 800        | 50    | SURPLUS: CONSERVATION AREA | 26,832  |
| 211 Actual Front Feet, | 1.13     | Total Acres |        |        | Total Est. |       | Land Value =               | 276,168 |

|                            |               |            |        |          |
|----------------------------|---------------|------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.25 STORY | Cls BC | Blt 2022 |
|----------------------------|---------------|------------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 507 SF Floor Area = 634 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 507    |          |            |
|            |          |            | Total: | 103,307  | 102,273    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
|--------------------|---|-------|-------|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 5,541 | 5,486 |
|-----------------|---|-------|-------|

|                     |   |       |       |
|---------------------|---|-------|-------|
| Water Well, 50 Feet | 1 | 3,418 | 3,384 |
|---------------------|---|-------|-------|

## Porches

|     |    |       |       |
|-----|----|-------|-------|
| CPP | 98 | 2,664 | 2,637 |
|-----|----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

## Deck

|           |     |       |       |
|-----------|-----|-------|-------|
| Composite | 100 | 2,777 | 2,749 |
|-----------|-----|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 123,820 122,581

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 269,678

2026 Est. T.C.V. 006-127-028-02 = 545,846

Est. TCV/Total Floor Area = 860.96, Most recent sale 03/30/2022 for 375,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 258,100       | 258,100        | 258,100 | 178,512      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 14,800         | 0       | 0            | 4,819          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 272,900       | 272,900        | 272,900 | 183,331      | 183,331        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-127-028-03   | 2026 Est. T.C.V.    | 6255 SOUTH GLEN LAKE LLC |
| Property Class: 401 |                     | 6255 S GLEN LAKE RD      |
| Map #: 53-54        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2022001160 L14P712 PART OF THE NORTH HALF OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCE S01°14' 06"W, 1279.33 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 27 WHICH IS A STRAIGHT LINE BETWEEN THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER AND TO THE POINT OF BEGINNING; THENCE N83' 54' 30"W, 101.41 FEET; THENCE S01° 00' 47"W, 214.77 FEET; THENCE S16° 56' 53"E, 220.29 FEET; THENCE S66° 40' 42"E, 540.45 FEET; THENCE N20° 50' 26"E, 303.73 FEET; THENCE N74° 42' 52"W, 503.52 FEET; THENCE N84° 26' 10"W, 85.40 FEET; THENCE N06° 05' 29"E, 203.36 FEET; THENCE N83' 54' 30"W, 14.90 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT 33 FEET IN WIDTH FOR INGRESS, EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES THE NORTHERLY LINE

10/2021 BOUNDY LINE ADJ WITH 127-028-02

FORMERLY SPLIT 2007 PARENT 006-127-028-00 REMAINDER PARCEL DESCRIPTION PART OF THE NORTH 1/2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S 41°01'57" E, 1872.81 FEET; THENCE N 83°57'00" W, 592.42 FEET; THENCE S 20°50'26" W, 292.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 20°50'26" W, 303.73 FEET; THENCE N 66°40'42" W, 540.45 FEET; THENCE N 16°56'53" W, 220.29 FEET; THENCE N 00°52'47" W, 215.52 FEET; THENCE S 83°54'30" E, 123.45 FEET; THENCE S 06°05'29" W, 203.35 FEET; THENCE S 84°26'10" E, 85.40 FEET; THENCE S 74°42'52" E, 503.52 FEET TO THE POINT OF BEGINNING. CONTAINING 4.17 ACRES, MORE OR LESS. SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT AS RECORDED IN LIBER 467, PAGE 231. SUBJECT TO AND TOGETHER WITH AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS IF ANY.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                     | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|----------------------------|---------|
| B 100' @ 3400/         | 101.41   | 164.70      | 0.8380 | 0.7844 | 3400       | 100   |                            | 226,638 |
| E 100' @ 800/          | 101.41   | 1618.09     | 0.7807 | 1.5837 | 800        | 50    | SURPLUS: CONSERVATION AREA | 50,157  |
| 203 Actual Front Feet, | 4.15     | Total Acres |        |        | Total Est. |       | Land Value =               | 276,795 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2022

(11) Heating System: Forced Heat & Cool

Ground Area = 649 SF Floor Area = 649 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 649    |          |            |
|         |          |            | Total: | 101,930  | 100,910    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,408 | 1,394 |
|--------------------|---|-------|-------|

Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,642 | 4,596 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,677 | 5,620 |
|----------------------|---|-------|-------|

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 107 | 3,115 | 3,084 |
|---------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,686 | 2,659 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 119,458 | 118,263 |
|---------|---------|---------|

Notes: POURED CONCRETE WALLS

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 260,179 |
|----------------------------------------------------------------|---------|

Parcel Number: 45-006-127-028-03

Page: 2

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2026 Est. T.C.V. 006-127-028-03 = 536,974  
 Est. TCV/Total Floor Area = 827.39, Most recent sale 12/07/2022 for 300,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 255,200       | 255,200        | 255,200 | 176,455      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,300         | 0       | 0            | 4,764          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 268,500       | 268,500        | 268,500 | 181,219      | 181,219        | 0       |

45-006-127-028-10  
Property Class: 401  
Map #: 52

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

FOWLER LESLIE MIHALIK TR  
6340 S LAKE ST  
GLEN ARBOR, MI 49636

L398 P150/94 L428 P267/96 L874 P596/05 L886 P158/05 PRT NE 1/4 SEC 27 COM AT N  
1/4 COR TH S 41 DEG 0' 00" E 1872.71 FT TO A PT ON C/L LAKE STREET & POB TH S 20  
DEG 46' 40" W 772.01 FT TH N 66 DEG 40' 25" W 573.84 FT TH N 20 DEG 46' 40" E  
596.39 FT TH S 83 DEG 54' 30" E 592.44 FT TO POB SUBJECT TO CONSERVATION  
EASEMENT REC L376 P266-274/93 SEC 27 T29N R14W 9 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          | CONSERVATION EASEMENT |                        |
|-----------------------------------------|----------|-----------------------|------------------------|
| Description                             | Frontage | Depth                 | Rate %Adj. Reason      |
| C 100' @ 2000/                          | 200.00   | 668.50                | 0.6410 1.1134 2000 100 |
| E 100' @ 800/                           | 392.44   | 668.50                | 0.5365 1.1623 800 50   |
| 592 Actual Front Feet, 9.09 Total Acres |          |                       |                        |
| Total Est. Land Value =                 |          |                       | 383,351                |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls C 10 Blt 1997

(11) Heating System: Forced Hot Water  
Ground Area = 1320 SF Floor Area = 1400 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories  | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|----------|----------|------------|-------|----------|------------|
| 1+ Story | Siding   | Basement   | 1,320 |          |            |
| 1 Story  | Siding   | Overhang   | 80    |          |            |
| Total:   |          |            |       | 250,049  | 187,530    |

#### Other Additions/Adjustments

|                                         |      |         |         |
|-----------------------------------------|------|---------|---------|
| Recreation Room                         | 1120 | 21,661  | 10,830  |
| Exterior                                |      |         |         |
| Stone Veneer                            | 45   | 1,679   | 1,259   |
| Basement, Outside Entrance, Below Grade | 2    | 5,562   | 4,171   |
| Plumbing                                |      |         |         |
| Average Fixture(s)                      | 1    | 1,451   | 1,088   |
| 3 Fixture Bath                          | 1    | 4,567   | 3,425   |
| 2 Fixture Bath                          | 1    | 3,056   | 2,292   |
| Water/Sewer                             |      |         |         |
| 1000 Gal Septic                         | 1    | 4,782   | 3,586   |
| Water Well, 100 Feet                    | 1    | 5,847   | 4,385   |
| Porches                                 |      |         |         |
| WSEP (1 Story)                          | 144  | 8,552   | 6,414   |
| WPP                                     | 340  | 6,191   | 4,643   |
| WCP (1 Story)                           | 72   | 4,294   | 3,220   |
| Built-Ins                               |      |         |         |
| Appliance Allow.                        | 1    | 2,767   | 2,075   |
| Fireplaces                              |      |         |         |
| Interior 2 Story                        | 1    | 6,649   | 4,987   |
| Two Sided                               | 1    | 7,656   | 5,742   |
| Totals:                                 |      | 334,763 | 245,647 |

Notes:

Parcel Number: 45-006-127-028-10

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 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 540,423
 

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2026 Est. T.C.V. 006-127-028-10 = 928,774  
 Est. TCV/Total Floor Area = 663.41, Most recent sale 12/15/2005 for 645,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 434,200 434,200 434,200 342,270 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 30,200 0 0 9,241 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 464,400 464,400 464,400 351,511 351,511 351,511

45-006-127-028-20  
Property Class: 401  
Map #: 52,53

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

6267 SOUTH GLEN LAKE LLC  
6267 S GLEN LAKE RD  
GLEN ARBOR, MI 49636

1177P891 PARCEL B OF L440P011 THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 41 °0'0" EAST, 1842.71 FEET TO A POINT IN THE CENTERLINE OF LAKE STREET; THENCE ALONG THE SOUTH LINE OF THE NESSEN LUMBER COMPANY RAILROAD RIGHT OF WAY, NORTH 83°54'30" WEST, 908.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°05'30" WEST, 243.87 FEET; THENCE NORTH 74°42'20" WEST, 258.58 FEET; THENCE SOUTH 84°27'10" WEST, 85.37 FEET; THENCE NORTH 06°05'30" EAST, 203.33 FEET; THENCE ALONG THE SOUTHERLY LINE OF ARBOR ESTATES, SOUTH 83°54'30" EAST, 340.62 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY. PRIVATE ROAD STATEMENT ATTACHED HERETO.

#### FORMERLY DESCRIBED AS:

L440 P004 L467 P230/98 L639 P312/02 COM N 1/4 COR SEC 27 TH S 41 DEG 0' 0" E 1842.71 FT TO POINT IN C/L LAKE ST TH ALG S LN NESSON LUMBER CO R/R R/W N 83 DEG 54' 30" W 592.44 FT TH S 20 DEG 46' 40" W 292.66 FT TH N 74 DEG 42' 20" W 245.24 FT TO POB TH CONT N 74 DEG 42' 20" W 258.58 FT TH N 84 DEG 27' 10" W 85.37 FT TH N 06 DEG 05' 30" E 203.33 FT TH ALG SLY LN ARBOR ESTATES S 83 DEG 54'30" E 340.62 FT TH S 06 DEG 05' 30" W 243.87 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|--------|---------|
| E 100' @ 800/                                                   | 202.43   | 340.00 | 0.7813 | 0.9174 | 800  | 100   |        | 116,067 |
| 202 Actual Front Feet, 1.58 Total Acres Total Est. Land Value = |          |        |        |        |      |       |        | 116,067 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 6.89 | 44   | 50     | 151        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 151        |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2022

(11) Heating System: Forced Heat & Cool

Ground Area = 712 SF Floor Area = 712 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 712    |          |            |
|         |          |            | Total: | 110,789  | 109,676    |

#### Other Additions/Adjustments

|              |  |    |       |       |  |
|--------------|--|----|-------|-------|--|
| Exterior     |  |    |       |       |  |
| Stone Veneer |  | 88 | 3,187 | 3,155 |  |

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 1,408 | 1,394 |  |

|                      |  |   |       |       |  |
|----------------------|--|---|-------|-------|--|
| Water/Sewer          |  |   |       |       |  |
| 1000 Gal Septic      |  | 1 | 4,642 | 4,596 |  |
| Water Well, 100 Feet |  | 1 | 5,677 | 5,620 |  |

|               |  |    |       |       |  |
|---------------|--|----|-------|-------|--|
| Porches       |  |    |       |       |  |
| CCP (1 Story) |  | 52 | 1,621 | 1,605 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 2,686 | 2,659 |  |

Totals: 130,010 128,705

Notes: POURED CONCRETE WALLS

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 283,151

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2026 Est. T.C.V. 006-127-028-20 = 399,369  
 Est. TCV/Total Floor Area = 560.91, Most recent sale 10/09/2020 for 270,188

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 196,400       | 196,400        | 196,400 | 171,313      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,300          | 0       | 0            | 4,625          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 199,700       | 199,700        | 199,700 | 175,938      | 175,938        | 0       |  |



45-006-127-028-25  
 Property Class: 402  
 Map #: 52

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

EWING ROBERT & STEPHANIE  
 MANITOU BLVD  
 GLEN ARBOR, MI 49636

L408 P247-249/95 L856 P390/05 COM N 1/4 COR SEC 27 TH S 41 DEG 0'0" E 1842.71 FT  
 TO PT ON C/L LAKE ST TH ALG S LN OF NESSON LUMBER CO R/R R/W N 83 DEG 54'30" W  
 592.44 FT TO POB TH S 20 DEG 46'40" W 292.66 FT TH N 74 DEG 42'20" W 245.24 FT  
 TH N 06 DEG 05'30" E 243.87 FT TH ALG SLY LN ARBOR ESTATES S 83 DEG 54'30" E  
 316.33 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 302.50 | 0.7983 | 0.9132 | 2000 | 100   |                         | 145,797 |
| C 100' @ 2000/                          | 146.24   | 302.50 | 0.7983 | 0.9132 | 2000 | 50    | SURPLUS 100' ZONING     | 106,607 |
| 246 Actual Front Feet, 1.71 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 252,404 |

2026 Est. T.C.V. 006-127-028-25 = 252,404

Est. TCV/Total Floor Area = 354.50, Most recent sale 06/01/2005 for 155,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 126,200       | 126,200        | 126,200 | 62,516       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 1,687          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 126,200       | 126,200        | 126,200 | 64,203       | 64,203         | 0       |  |

45-006-127-029-00  
Property Class: 401  
Map #: 52,55

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

PLK NORTH LLC  
S SUNSET DR  
GLEN ARBOR, MI 49636

9/2016 EXEMPT BOUNDY ADJUSTMENT TRANSFER TO ADJ PIN THAT PART OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 41° 11'38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54 '58" WEST, ALONG SAID CENTERLINE, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 04°54 '58" WEST, 486.71 FEET; THENCE NORTH 5J044 '26" WEST, 258.06FEET; THENCE SOUTH 37°1 7'30" WEST, 199.91 FEET; THENCE SOUTH 52°41 '26" EAST, 325.03 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE 164.65 FEET, ALONG SAID CENTERLINE ON THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD= SOUTH 46°31'32" WEST, 163.43FEET); THENCE SOUTH 58°37'12" WEST, ALONG SAID CENTERLINE, 67.04 FEEL; THENCE 377.37 FEEL, ALONG SAID CENTERLINE ON THE ARC OF A 1308.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD= SOU'TH 50°21 '34" WEST, 376.06 FEET); THENCE NORTH 47°02 '45" WEST, 770.37 FEET; THENCE NORTH 20°36'58" EAST, I129.13 FEET; THENCE SOUTH 63°58 'I9" EAST, 118.54 FEET; THENCE NORTH 34°13 '53" EAST, 33.98 FEET TO THE CENTERLINE OF A 33 FOOT WIDE EASEMENT; THENCE SOUTH 63°52 '43" EAST, ALONG SAID CENTERLINE 89.78 FEET; THENCE SOUTH 39°45 '02" EAST, ALONG SAID CENTERLINE, 58.24 FEEL; THENCE ,SOUTH 48°40 '25" EAST, ALONG SAID CENTERLINE, 95.27 FEET; THENCE SOUTH 31°35 '55" WEST, 498.23 FEET; THENCE SOUTH 58°24 '05" EAST, 306.20 FEET; THENCE NORTH 31°35 '55" EAST, 372.25 FEET; THENCE SOUTH 72°59 '15" EAST, 242.16 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART OF GOVERNMENT LOT I, SECTION 27, TOWN 29 NORTH, RANGE I4 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 41°11'38" EAST, 2,802.27 FEET; ALONG THE CENTERLINE OF LAKE STREET; THENCE SOUTH 04°53'0I" WEST, 200.00FEET; ALONG THE CENTERLINE OF SUNSET DRIVE TO THE POINT OF BEGINNING; THENCE SOUTH 04°53'01" WEST, 487.84 FEET; CONTINUING ALONG THE CENTERLINE OF SUNSET DRIVE; THENCE NORTH 52°35'55" WEST, 259.57 FEET; THENCE NORTH 04°24'22" EAST, I64.48FEET; THENCE NORTH I8° 13'47" WEST, I 57.55 FEET; THENCE NORTH 31°42'41" EAST, I00.2I FEET; THENCE SOUTH 73°04'56" EAST, 242.19 FEET; TO THE POINT OF BEGINNING.

FORMERLY L852 P476&487/05 PRT GOVT LOTS 1 & 2 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 13'35" E ALG C/L LAKE ST 2515.11 FT TH S 53 DEG 55'26" W 49.73 FT TH ALG C/L EXISTING EASEMENT TH FOLLOWING 5 COURSES: S 77 DEG 35'43" W 219.45 FT TO POB TH N 48 DEG 34'46" W 95.09 FT TH N 39 DEG 46'24" W 58.31 FT TH N 63 DEG 50'20" W 89.65 FT TH S 34 DEG 15'29" W 33.99 FT TH N 63 DEG 51'06" W 118.45 FT TH S 20 DEG 36'58" W 1128.53 FT TH S 46 DEG 55'58" E 771.47 FT TO C/L SUNSET DR TH NELY ALG SD C/L 378.15 FT ALG ARC OF 1308.75 FT RAD CRV TO RIGHT (CHORD=N 50 DEG 18'36" E 376.84 FT) TH N 58 DEG 35'15" E 67.04 FT TH NELY ALG SD C/L 163.95 FT ALG ARC OF 390 FT RAD CRV TO LEFT (CHORD=N 46 DEG 32'39" E 162.74 FT) TH N 52 DEG 37'47" W 326.19 FT TH N 37 DEG 19'15" E 200.12 FT TH S 52 DEG 35'55" E 259.57 FT TH N 04 DEG 53'01" E 487.84 FT TH N 73 DEG 04'56" W 242.17 FT TH S 31 DEG 42'41" W 371.64 FT TH N 58 DEG 26'20" W 306.13 FT TH N 31 DEG 36'50" E 498.20 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W.

EXEMPT TRANSFER TO ADJ PIN 127-029-40 2.41A

Land Value Estimates for Land Table 4120.4120 RESI

|                                           |          | * Factors * |        | CE IS 7.82 ACRES |                         |                               |
|-------------------------------------------|----------|-------------|--------|------------------|-------------------------|-------------------------------|
| Description                               | Frontage | Depth       | Front  | Depth            | Rate %Adj.              | Reason Value                  |
| A 100' @ 7000/                            | 737.37   | 620.88      | 0.5103 | 1.0930           | 7000 50                 | SURPLUS: ZONING & CE1,439,473 |
| E 100' @ 800/                             | 737.37   | 461.96      | 0.3899 | 1.0213           | 800 100                 | 234,891                       |
| 1475 Actual Front Feet, 18.33 Total Acres |          |             |        |                  | Total Est. Land Value = | 1,674,364                     |

Land Improvement Cost Estimates

| Description           | Rate | Size % Good | Cash Value |
|-----------------------|------|-------------|------------|
| D/W/P: Asphalt Paving | 3.16 | 4875 50     | 7,702      |

Ad-Hoc Unit-In-Place Items

| Description                                         | Rate  | Size % Good | Cash Value |
|-----------------------------------------------------|-------|-------------|------------|
| /CI16/YARI/CHALF/04'/211                            | 14.00 | 282 100     | 3,948      |
| Total Estimated Land Improvements True Cash Value = |       |             | 11,650     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025

Parcel Number: 45-006-127-029-00

Page: 2

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2081 SF Floor Area = 2081 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,081  |          |            |
|         |          |             | Total: | 357,540  | 353,965    |

## Other Additions/Adjustments

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 432 | 14,874 | 14,725 |
| CCP (1 Story) | 100 | 3,863  | 3,824  |

|         |         |         |
|---------|---------|---------|
| Totals: | 396,714 | 392,746 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 864,041  
 40% Completed => Est. True Cash Value 2026 = 345,616

---

2026 Est. T.C.V. 006-127-029-00 = 2,031,630

Est. TCV/Total Floor Area = 976.28, Most recent sale 05/25/2021 for 975,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 701,000       | 701,000        | 701,000   | 462,400      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 172,800       | 142,000        | 0         | 172,800      | 12,484         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,015,800     | 1,015,800      | 1,015,800 | 647,684      | 647,684        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-127-029-10   | 2026 Est. T.C.V.    | DAVIS KARL R & DEBORAH N |
| Property Class: 401 |                     | 6525 S SUNSET DR         |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L271 P652 L333 P756/91 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG 00' E  
 1872.74 FT TH S 20 DEG 55' W 1544.02 FT TH S 47 DEG 35' E 772.09 FT FOR POB TH S  
 47 DEG 35' E 303.07 FT TO SHR GLEN LAKE TH N 59 DEG 28' E 104.60 FT TH N 47 DEG  
 35' W 330.89 FT TO C/L SUNSET DR TH S 44 DEG 03' W ALG C/L 100.04 FT TO POB SEC  
 27 T29N R14W. 0.73A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 322.85 | 1.0000 | 0.8241 | 21000 | 100   |                        | 1,730,599 |
| GROUP A 21000                                                   | 3.08     | 322.85 | 1.0000 | 0.8241 | 21000 | 50    | SURPLUS: ZONING 100 ft | 26,651    |
| 103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,757,250 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 200  | 50     | 5,305      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 12,805     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2182 SF Floor Area = 2182 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,099 |          |            |
| 1 Story | Siding   | Crawl Space | 611   |          |            |
| 1 Story | Siding   | Slab        | 472   |          |            |
| Total:  |          |             |       | 385,896  | 289,419    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1042 | 28,488 | 14,244 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 2,916  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| CCP (1 Story) | 28   | 1,254  | 940    |
| CCP (1 Story) | 160  | 5,982  | 4,486  |
| WPP           | 1183 | 24,240 | 18,180 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 4,872 | 3,654 |
| Treated Wood | 130 | 3,250 | 2,437 |
| Treated Wood | 216 | 4,564 | 3,423 |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 581 | 29,131 | 21,848 |
| Door Opener | 1   | 672    | 504    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,188 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 530,753 | 390,938 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,055,533

2026 Est. T.C.V. 006-127-029-10

= 2,825,588

Est. TCV/Total Floor Area = 1294.95

2025 Assessed MBOR S.E.V.

1,348,700 1,348,700 1,348,700

Base for Cap

IRM

725,103

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 64,100 0

0

19,577

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,412,800 1,412,800 1,412,800

744,680

744,680

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-029-15   | 2026 Est. T.C.V.    | DUNN KATHLEEN R      |
| Property Class: 401 |                     | 6497 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1182P426 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT:  
 PARCEL A: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41°11 '38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54'48" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD=SOUTH 31 °46'05' WEST, 352.31 FEET); THENCE SOUTH 58°37'12" WEST, ALONG SAID CENTERLINE, 67.04 FEET; THENCE 76.60 FEET ALONG SAID CENTERLINE ON THE ARC OF A 1308.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD=SOUTH 56°56'36" WEST, 76.59 FEET) TO THE POINT OF BEGINNING; THENCE 100.00 FEET ALONG SAID CENTERLINE ON THE ARC OF A 1308.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD=SOUTH 53°04'39" WEST, 99.98 FEET); THENCE SOUTH 47°52'32" EAST, 354.22 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 52°33 '42" EAST, ALONG SAID TRAVERSE LINE, 125.98 FEET; THENCE NORTH 51 °59' 14" WEST, 358.97 FEET TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AT: L557 P30 2000 SPLIT FROM 127-029-00 PARCEL A - PRT OF SEC 27 & GOVT LOT 2 COM AT N 1/4 COR SD SEC TH S 41 DEG 11' 38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 54' 58" W ALG SD C/L 699.47 FT TH 365.55 FT ALG C/L LONG CH-S 31 DEG 56' 05" W 352.31 FT TH S 58 DEG 37' 12" W ALG SD C/L 67.04 FT TH 76.60 FT ALG C/L LONG CH-S 56 DEG 56' 36" W 76.59 FT FOR POB TH 100 FT ALG C/L LONG CH-S 54 DEG 04' 39" W 99.98 FT TH S 47 DEG 52' 32" E 354.22 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 52 DEG 33' 42" E ALG TRAVERSE LN 125.98 FT TH N 51 DEG 59' 14" W 358.97 FT TO POB SUBJECT TO EASEMENT "B" SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 379.48 | 1.0000 | 0.8581 | 21000 | 100   |                        | 1,801,951                         |
| GROUP A 21000                           | 17.31    | 379.48 | 1.0000 | 0.8581 | 21000 | 50    | SURPLUS: ZONING 100 ft | 155,986                           |
| 117 Actual Front Feet, 1.02 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,957,936 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 2750 | 0      | 0          |
| Wood Frame          | 25.11 | 200  | 50     | 2,511      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 12,511     |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1927

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1732 SF Floor Area = 2095 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|---------|-----------|------------|--------|----------|------------|
| 1 Story | Pine Logs | Slab       | 1,452  |          |            |
| 1 Story | Siding    | Slab       | 280    |          |            |
| 1 Story | Siding    | Overhang   | 363    |          |            |
|         |           |            | Total: | 366,716  | 238,366    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WGEP (1 Story) | 48 | 7,667 | 4,984 |
|----------------|----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,788 | 4,412 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 245 | 19,112 | 12,423 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 433,292 | 281,640 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 760,428

|                                                 |       |       |
|-------------------------------------------------|-------|-------|
| Cost Est. for Res. Bldg: 2 Single Family GARAGE | Cls C | Blt 0 |
|-------------------------------------------------|-------|-------|

(11) Heating System: Forced Air w/o Ducts

Ground Area = 419 SF Floor Area = 419 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 419    |          |            |
|         |          |            | Total: | 60,582   | 39,377     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 64,800 | 42,119 |
|---------|--------|--------|

Notes: STUDIO OFFICE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 113,722

2026 Est. T.C.V. 006-127-029-15 = 2,844,597

Est. TCV/Total Floor Area = 1131.50, Most recent sale 10/16/2013 for 2,100,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,355,800     | 1,355,800      | 1,355,800 | 708,750      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 66,500         | 0         | 0            | 19,136         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,422,300     | 1,422,300      | 1,422,300 | 727,886      | 727,886        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-029-16   | 2026 Est. T.C.V.    | DUNN KATHLEEN R      |
| Property Class: 401 |                     | S SUNSET DR          |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1182P426 IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: AND PARCEL C: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41° 0' 11" '3 8" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04° 54' 58" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD=SOUTH 31° 46' 05" WEST, 352.31 FEET); THENCE SOUTH 58° 37' 12" WEST, ALONG SAID CENTERLINE, 41.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 58° 37' 12" WEST, ALONG SAID CENTERLINE, 25.16 FEET; THENCE 76.60 FEET, ALONG SAID CENTERLINE ON THE ARC OF A 1308.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD=SOUTH 56° 56' 36" WEST, 76.59 FEET); THENCE SOUTH 51° 59' 14" EAST, 358.97 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 52° 33' 42" EAST, ALONG SAID TRAVERSE LINE, 103.65 FEET; THENCE NORTH 52° 41' 37" WEST, 351.33 FEET TO THE POINT OF BEGINNING

L557 P33/00 2000 SPLIT FROM 127-029-00 PARCEL C - PRT OF SEC 27 & GOVT LOT 2 COM AT N 1/4 COR SD SEC TH S 41 DEG 11' 38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 54' 58" W ALG SD C/L 699.47 FT TH 365.55 FT ALG C/L LONG CH-S 31 DEG 46' 05" W 352.31 FT TH S 58 DEG 37' 12" W ALG SD C/L 41.88 FT FOR POB TH CONT S 58 DEG 37' 12" W ALG C/L 25.16 FT TH 76.60 FT ALG C/L LONG CH-S 56 DEG 56' 36" W 76.59 FT TH S 51 DEG 59' 14" E 358.97 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 52 DEG 33' 42" E ALG TRAVERSE LN 103.65 FT TH N 52 DEG 41' 37" W 351.33 FT TO POB SUBJECT TO EASEMENT "B" SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 349.69 | 1.0000 | 0.8407 | 21000 | 100   |                        | 1,765,493                         |
| GROUP A 21000                           | 3.02     | 349.69 | 1.0000 | 0.8407 | 21000 | 50    | SURPLUS: ZONING 100 ft | 26,632                            |
| 103 Actual Front Feet, 0.83 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,792,125 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 250  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,500      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2001

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

|                                                             |     |        |  |        |  |
|-------------------------------------------------------------|-----|--------|--|--------|--|
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |  |        |  |
| Base Cost                                                   | 533 | 29,933 |  | 25,443 |  |
| Door Opener                                                 | 3   | 2,015  |  | 1,713  |  |
| Totals:                                                     |     | 31,948 |  | 27,156 |  |

Notes: GARAGE ONLY

ECF (4080 BIG GLEN) 2.700 => TCV: 73,321

|                                            |   |           |
|--------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-127-029-16            | = | 1,866,946 |
| Est. TCV/Total Floor Area = 0.00           |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM |   |           |



Parcel Number: 45-006-127-029-16

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 891,700  | 891,700        | 891,700 | 559,909   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 41,800         | 0       | 0         | 15,117         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 933,500  | 933,500        | 933,500 | 575,026   | 575,026        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-029-20   | 2026 Est. T.C.V.    | PLK NORTH LLC        |
| Property Class: 401 |                     | 6511 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L384 P904 L504 P217/99 L562 P39/00 L789 P279/04 PARCEL B- PRT OF GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 54'58" W ALG SD C/L 699.47 FT TH 365.55 FT ALG SD C/L ON ARC OF 390.00 FT RAD CRV TO RIGHT (CHORD=S 31 DEG 46'05" W 352.31 FT) TH S 58 DEG 37'12" W ALG SD C/L 67.04 FT TH 176.60 FT ALG SD C/L ON ARC OF 1308.75 FT RAD CRV TO LEFT (CHORD=S 54 DEG 45'16" W 176.46 FT) TO POB TH 100.72 FT ALG SD C/L ON ARC OF 1308.75 FT RAD CRV TO LEFT (CHORD=S 48 DEG 41'02" W 100.70 FT) TH S 47 DEG 53'28" E 329.50 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 62 DEG 02'35" E ALG SD TRAVERSE LN 106.31 FT TH N 47 DEG 52'32" W 354.22 FT TO C/L SUNSET DR & POB SEC 27 T29N R14W .79 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 329.33 | 1.0000 | 0.8282 | 21000 | 100   |                        | 1,739,208 |
| GROUP A 21000                                                   | 4.49     | 329.33 | 1.0000 | 0.8282 | 21000 | 50    | SURPLUS: ZONING 100 ft | 39,071    |
| 104 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,778,280 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 13.55 | 456  | 100    | 6,179      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5    | 100    | 50,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 56,179     |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls A-10 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 3546 SF Floor Area = 6463 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New  | Depr. Cost |
|---------|----------|------------|--------|-----------|------------|
| 1 Story | Siding   | Basement   | 2,244  |           |            |
| 2 Story | Siding   | Basement   | 254    |           |            |
| 3 Story | Siding   | Basement   | 1,048  |           |            |
| 1 Story | Siding   | Overhang   | 567    |           |            |
|         |          |            | Total: | 1,514,726 | 1,438,991  |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 290 | 10,301 | 9,786  |
| Basement, Outside Entrance, Below Grade | 2   | 10,918 | 10,372 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,828  |
| 3 Fixture Bath     | 4 | 50,772 | 48,233 |
| 2 Fixture Bath     | 1 | 8,462  | 8,039  |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,615  | 6,284  |
| 2000 Gal Septic      | 1 | 12,827 | 12,186 |
| Water Well, 100 Feet | 1 | 7,582  | 7,203  |

#### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| CPP           | 183  | 5,909  | 5,614  |
| CCP (1 Story) | 134  | 8,325  | 7,909  |
| WCP (1 Story) | 1343 | 89,189 | 84,730 |

#### Balcony

|              |     |        |        |
|--------------|-----|--------|--------|
| Wood Balcony | 124 | 8,557  | 8,129  |
| Wood Balcony | 175 | 12,077 | 11,473 |

Parcel Number: 45-006-127-029-20

Page: 2

## Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 718 | 67,104 | 63,749 |
| Common Wall: 1 Wall | 1   | -4,206 | -3,996 |
| Door Opener         | 2   | 1,692  | 1,607  |

## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 9,671  | 9,187  |
| Jacuzzi Tub      | 1 | 17,682 | 16,798 |

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 1 | 10,879 | 10,335 |
| Exterior 1 Story | 1 | 11,148 | 10,591 |

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 1,864,260 1,771,049

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 4,781,832

2026 Est. T.C.V. 006-127-029-20 = 6,616,291

Est. TCV/Total Floor Area = 1023.72, Most recent sale 08/20/2015 for 1,150,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 3,148,100     | 3,148,100      | 3,148,100 | 1,690,517    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 160,000        | 0         | 0            | 45,643         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 3,308,100     | 3,308,100      | 3,308,100 | 1,736,160    | 1,736,160      | 0       |  |

45-006-127-029-40  
Property Class: 402  
Map #: 52

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BESIO SUZANNE K TRUST  
S LAKE ST  
GLEN ARBOR, MI 49636

1273P558 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, TO WIT: THAT PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 41°11'38" EAST, 2,531.60 FEET, ALONG THE CENTERLINE OF LAKE STREET TO THE POINT OF BEGINNING; THENCE SOUTH 41°11'38" EAST, 270.67 FEET, CONTINUING ALONG SAID CENTERLINE; THENCE SOUTH 04°53'01" WEST, 687.84 FEET, ALONG THE CENTERLINE OF SUNSET DRIVE; THENCE NORTH 52°35'55" WEST, 259.57 FEET; THENCE NORTH 04°24'22" EAST, 164.48 FEET; THENCE NORTH 18°13'47" WEST, 157.55 FEET; THENCE NORTH 31°42'41" EAST, 100.21 FEET; THENCE NORTH 28°12'47" WEST, 74.10 FEET; THENCE NORTH 75°38'01" WEST, 52.91 FEET; THENCE NORTH 43°53'25" WEST, 103.37 FEET; THENCE NORTH 17°42'47" WEST, 104.44 FEET; THENCE NORTH 77°30'00" EAST, 221.25 FEET; THENCE NORTH 53°55'26" EAST, 54.66 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 33 FOOT WIDE EASEMENT AS SHOWN ON GRAND TRAVERSE SURVEYING DRAWING FILE 98-5095

9/21/16 TRANSFER THAT PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 41°11'38" EAST, 2,802.27 FEET; ALONG THE CENTERLINE OF LAKE STREET; THENCE SOUTH 04°53'01" WEST, 200.00 FEET; ALONG THE CENTERLINE OF SUNSET DRIVE TO THE POINT OF BEGINNING; THENCE SOUTH 04°53'01" WEST, 487.84 FEET; CONTINUING ALONG THE CENTERLINE OF SUNSET DRIVE; THENCE NORTH 52°35'55" WEST, 259.57 FEET; THENCE NORTH 04°24'22" EAST, 164.48 FEET; THENCE NORTH 18°13'47" WEST, 157.55 FEET; THENCE NORTH 31°42'41" EAST, 100.21 FEET; THENCE SOUTH 73°04'56" EAST, 242.19 FEET; TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.41 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF SUNSET DRIVE AND L1189P426 SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: PARCEL 5 [ A/K/A PARCEL 3] THAT PART OF GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 'L'4 COMER OF SAID SECTION 27, THENCE SOUTH 41 DEGREES 11'38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2689.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 11'38" EAST, CONTINUING ALONG SAID CENTERLINE, 112.92 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04 DEGREES 50'21" WEST ALONG SAID CENTERLINE, 200.00 FEET; THENCE NORTH 72 DEGREES 59'15" WEST, 242.43 FEET; THENCE NORTH 28 DEGREES 12'47" WEST, 46.89 FEET; THENCE NORTH 48 DEGREES 48'08" EAST, 261.14 FEET TO THE POINT OF BEGINNING.

AND SUBJECT TO AND TOGETHER WITH A 33 FOOT EASEMENT FOR INGRESS, EGRESS, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES THE CENTERLINE OF WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 'L'4 COMER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, THENCE SOUTH 41 DEGREES 11'38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2305.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 55'26" WEST, 49.74 FEET; THENCE SOUTH 77 DEGREES 30'00" WEST, 219.32 FEET; THENCE NORTH 48 DEGREES 40'25" WEST, 95.27 FEET; THENCE NORTH 39 DEGREES 45'02" WEST, 58.24 FEET; THENCE NORTH 83 DEGREES 52'43" WEST, 89.78 FEET; THENCE SOUTH 63 DEGREES 52'43" EAST, 89.78 FEET; THENCE SOUTH 39 DEGREES 45'02" EAST, 58.24 FEET; THENCE SOUTH 48 DEGREES 40'25" EAST, 95.27 FEET; THENCE SOUTH 17 DEGREES 42'47" EAST, 104.44 FEET; THENCE SOUTH 43 DEGREES 53'26" EAST, 103.37 FEET; THENCE SOUTH 75 DEGREES 38'01" EAST, 53.23 FEET; THENCE SOUTH 28 DEGREES 12'47" EAST, 73.50 FEET TO THE POINT OF ENDING.

L416 P812/96 L557 P204/00 L562 P108/00 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11' 38" E ALG C/L LAKE ST 2689.36 FT TO POB TH S 41 DEG 11' 38" E CONT ALG SD C/L 112.92 FT TO C/L SUNSET DR TH S 04 DEG 50' 21" W ALG SD C/L 200 FT TH N 72 DEG 59' 15" W 242.43 FT TH N 28 DEG 12' 47" W 46.89 FT TH N 48 DEG 48' 08" E 261.14 FT TO POB SUBJECT TO EASEMENT SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| C 100' @ 2000/                          | 157.75   | 358.97 | 0.6026 | 0.9531 | 2000                    | 100   |        | 181,196 |
| E 100' @ 800/                           | 112.92   | 424.34 | 0.4920 | 0.9914 | 800                     | 100   |        | 44,065  |
| E 100' @ 800/                           | 487.87   | 214.29 | 0.4920 | 0.7805 | 800                     | 100   |        | 149,892 |
| 759 Actual Front Feet, 4.80 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 375,153 |

Parcel Number: 45-006-127-029-40

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## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 17.36 | 2200 | 97     | 37,046     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 37,046     |

---

2026 Est. T.C.V. 006-127-029-40 = 412,199

Est. TCV/Total Floor Area = 63.78, Most recent sale 09/21/2016 for 350,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 256,600                 | 256,600 | 256,600 | 225,495      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |
| 0                       | -50,500 | 0       | 0            | -19,395        | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 206,100                 | 206,100 | 206,100 | 231,583      | 206,100        | 206,100 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-127-029-50   | 2026 Est. T.C.V.    | FOWLER JEFFREY & LESLIE |
| Property Class: 402 |                     | S LAKE ST               |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L1197P763 THAT PART OF GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SAID SECTION 27; THENCE SOUTH 41°11'38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 1872.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 41°11'38" EAST, ALONG SAID CENTERLINE, 222.30 FEET; THENCE SOUTH 34°13'53" WEST, 331.02 FEET; THENCE NORTH 63°58'19" WEST, 118.30 FEET; THENCE NORTH 20°34'58" EAST, 415.58 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO . SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD IF ANY.

## PREVIOUSLY ABBREVIATED AS

L448 P524/97 L737 P171/03 L737 P173/03 PRT OF GOVT LOT 1 SEC 27 COM N 1/4 COR TH S 41 DEG 11'38" E 1872.74 FT TO POB TH S 41 DEG 11'38" E 222.30 FT TH S 34 DEG 13'53" W 331.02 FT TH N 63 DEG 58'53" W 118.30 FT TH N 20 DEG 35'03" E 415.57 FT TO POB TOGETHER WITH EASEMENT SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 187.00   | 373.00      | 0.8551 | 0.9623 | 2000       | 100   |              | 307,763 |
| 187 Actual Front Feet, | 1.60     | Total Acres |        |        | Total Est. |       | Land Value = | 307,763 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-127-029-50 | = | 307,763 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 47.62, Most recent sale 04/17/2014 for 162,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 153,900       | 153,900        | 153,900 | 82,192       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0       | 0            | 2,219          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 153,900       | 153,900        | 153,900 | 84,411       | 84,411         | 84,411  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-127-029-55   | 2026 Est. T.C.V.    | 6271 S WHITE PINE TRAIL LLC |
| Property Class: 401 |                     | 6271 S WHITE PINE TRL       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L458 P143/97 PARCEL 2 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR TH S41 DEG 11'38" E  
 ALG C/L LAKE ST 2095.04 FT TO POB TH S 41 DEG 11'38" E CON ALG C/L 200 FT TH S  
 45 DEG 15'02" W 254.81 FT TH N 39 DEG 45'02" W 58.24 FT TH N 63 DEG 52'43" W  
 89.78 FT TH N 34 DEG 13'53" E 297.04 FT TO POB SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 182.00   | 263.27 | 0.8610 | 0.8820 | 2000       | 100   |              | 276,416 |
| 182 Actual Front Feet, 1.10 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 276,416 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 10.45    | 1034 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 26.62    | 280  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1991 SF Floor Area = 3258 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Basement    | 1,208 |          |            |
| 1 Story | Siding   | Crawl Space | 783   |          |            |
| 1 Story | Siding   | Overhang    | 27    |          |            |
| 2 Story | Siding   | Overhang    | 16    |          |            |
|         |          | Total:      |       | 533,977  | 411,161    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1000 | 27,340 | 21,052 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,645  |
| 3 Fixture Bath     | 2 | 13,432 | 10,343 |
| 2 Fixture Bath     | 1 | 4,500  | 3,465  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,267 |
| Water Well, 100 Feet | 1 | 6,514 | 5,016 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 69  | 2,771  | 2,134  |
| WGEP (1 Story) | 279 | 25,551 | 19,674 |
| WPP            | 798 | 16,351 | 12,590 |

#### Balcony

|                    |     |        |        |
|--------------------|-----|--------|--------|
| Wood Balcony       | 279 | 15,231 | 11,728 |
| Wood Balcony, Roof | 69  | 5,330  | 4,104  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 689 | 42,401 | 32,649 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,359 |
| Door Opener         | 3   | 2,015  | 1,552  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,062 |
|------------------|---|-------|-------|

Parcel Number: 45-006-127-029-55

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## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,541 |
| Raised Hearth    | 1 | 685   | 527   |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 713,183 | 549,152 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 1,208,134

2026 Est. T.C.V. 006-127-029-55

= 1,489,300

Est. TCV/Total Floor Area = 457.12, Most recent sale 08/12/2019 for 790,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 639,600                 | 639,600 | 639,600   | 491,983        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 105,100 | 0         | 13,283         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 744,700                 | 744,700 | 744,700   | 505,266        | 505,266     | 0       |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-127-029-60   | 2026 Est. T.C.V.    | GINSBURG ANDREA L REVOCABLE TRUST |
| Property Class: 402 |                     | S WHITE PINE TRL                  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L457 P468/97 L645 P990/02 L934 P761/07 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR SD  
 SEC TH S 41 DEG 11' 38" E ALG C/L LAKE ST 2305.04 FT TO POB TH S 41 DEG 11' 38"  
 E ALG SD C/L 236.57 FT TH S 53 DEG 55' 26" W 54.66 FT TH S 77 DEG 30' 00" W  
 221.25 FT TH N 17 DEG 42' 47" W 16.57 FT TH N 48 DEG 40' 25" W 95.27 FT TH N 45  
 DEG 15' 02" E 254.81 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N  
 R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 189.00   | 235.00 | 0.8529 | 0.8573 | 2000       | 100   |              | 276,389 |
| 189 Actual Front Feet, 1.02 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 276,389 |

2026 Est. T.C.V. 006-127-029-60 = 276,389

Est. TCV/Total Floor Area = 84.83, Most recent sale 05/15/2002 for 119,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 138,200       | 138,200        | 138,200 | 82,192       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 2,219          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 138,200       | 138,200        | 138,200 | 84,411       | 84,411         | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-127-029-75   | 2026 Est. T.C.V.    | ROGERS ROBERT W III & JOANNA L TR |
| Property Class: 401 |                     | 6292 S WHITE PINE TRL             |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L514 P046/99 L874 P634/05 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE STREET 2802.28 FT TH S 04 DEG 50'21" W 200 FT TH N 72 DEG 59'17" W 242.43 FT TH N 28 DEG 12'16" W 73.50 FT TH N 75 DEG 37'56" W 53.24 FT TH N 43 DEG 53'26" W 38.62 FT TO POB TH CONT N 43 DEG 53'26" W 64.75 FT TH N 17 DEG 42'47" W 121.01 FT TH S 31 DEG 35' 55" W 498.23 FT TH S 58 DEG 24'05" E 154.44 FT TH N 31 DEG 35'55" E 403.12 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UND 50% INTEREST - ROBERT W ROGERS III TRUST UND 50% INTEREST - JOANNA L ROGERS TRUST SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 154.00   | 450.00      | 0.8977 | 1.0085 | 2000       | 100   |              | 278,838 |
| 154 Actual Front Feet, | 1.59     | Total Acres |        |        | Total Est. |       | Land Value = | 278,838 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 10.45 | 179  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.53  | 67   | 0      | 0          |
| D/W/P: Crushed Rock   | 2.53  | 40   | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 10.45 | 974  | 0      | 0          |
| Wood Frame            | 31.93 | 216  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 2669 SF Floor Area = 4244 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 782   |          |            |
| 2 Story   | Siding   | Crawl Space | 482   |          |            |
| 1.5 Story | Siding   | Crawl Space | 1,405 |          |            |
|           |          | Total:      |       | 593,510  | 474,807    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 102 | 4,676 | 3,741 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|                |      |        |        |
|----------------|------|--------|--------|
| WSEP (2 Story) | 317  | 32,378 | 25,902 |
| WSEP (1 Story) | 198  | 14,109 | 11,287 |
| WPP            | 58   | 3,068  | 2,454  |
| WPP            | 179  | 5,821  | 4,657  |
| WCP (1 Story)  | 110  | 7,093  | 5,674  |
| WPP            | 1350 | 27,662 | 22,130 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 61  | 2,056 | 1,645 |
| Treated Wood | 547 | 8,336 | 6,669 |

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## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |       |           |
|---------------------|-----|--------|-------|-----------|
| Base Cost           | 706 | 36,387 | 9,097 | *25% Good |
| Common Wall: 1 Wall | 1   | -3,064 | -766  |           |

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 505 | 34,012 | 27,210 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 2 | 7,334 | 5,867 |
| Raised Hearth  | 1 | 685   | 548   |

|         |         |         |
|---------|---------|---------|
| Totals: | 798,946 | 620,829 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 1,365,824

2026 Est. T.C.V. 006-127-029-75 = 1,649,662

Est. TCV/Total Floor Area = 388.70, Most recent sale 09/28/2005 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 707,000                 | 707,000 | 707,000   | 400,266        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 117,800 | 0         | 10,807         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 824,800                 | 824,800 | 824,800   | 411,073        | 411,073     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-127-029-80   | 2026 Est. T.C.V.    | ROGERS JOANNA L TRUST |
| Property Class: 402 |                     | S WHITE PINE TRL      |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L521 P204/99 L902 P152/06 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 50'21" W ALG SD LN 200 FT TH N 72 DEG 59'17" W 242.43 FT TO POB TH N 28 DEG 12'47" W 73.50 FT TH N 75 DEG 37'56" W 53.24 FT TH N 43 DEG 53'26" W 38.62 FT TH S 31 DEG 35'55" W 403.12 FT TH S 58 DEG 24'05" E 151.76 FT TH N 31 DEG 35' 55" E 372.25 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 27 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 151.00   | 385.00      | 0.9021 | 0.9699 | 2000       | 100   |              | 264,244 |
| 151 Actual Front Feet, | 1.34     | Total Acres |        |        | Total Est. |       | Land Value = | 264,244 |

2026 Est. T.C.V. 006-127-029-80 = 264,244

Est. TCV/Total Floor Area = 62.26, Most recent sale 05/23/2006 for 187,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 132,100       | 132,100        | 132,100 | 51,149       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 1,381          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 132,100       | 132,100        | 132,100 | 52,530       | 52,530         | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-127-030-00   | 2026 Est. T.C.V.    | BRALY BARBARA C & SCOTT A TRUST |
| Property Class: 401 |                     | 6439 S SUNSET DR                |
| Map #: 55,52        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L329 P17 L346 P881 L439 P92/97 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG E  
 ALG C/L LAKE ST 2790.74 FT TO C/L SUNSET DR TH S 04 DEG 29' W ALG C/L SUNSET DR  
 465.20 FT FOR POB TH CONT ALG C/L SUNSET DR S 04 DEG 29' W 228.82 FT TH S 51 DEG  
 10' E 284.29 FT TO SHR GLEN LAKE TH N 07 DEG 08' 40" E ALG SHR 187.60 FT TH CONT  
 ALG SHR N 32 DEG 57' 41" E 29.44 FT TH N 51 DEG W 311.84 FT TO POB UNDIVIDED 1/2  
 INTEREST SEC 27 T29N R14W 1.27 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        | PURC TEST |            |                         |
|-----------------------------------------|----------|-------------|--------|-----------|------------|-------------------------|
| Description                             | Frontage | Depth       | Front  | Depth     | Rate %Adj. | Reason                  |
| GROUP A 21000                           | 100.00   | 250.36      | 0.8707 | 0.7733    | 21000      | 50 50%INT SPLIT         |
| GROUP A 21000                           | 120.97   | 250.36      | 0.8707 | 0.7733    | 21000      | 25 INT/SURPLUS          |
| 221 Actual Front Feet, 1.27 Total Acres |          |             |        |           |            | Total Est. Land Value = |
|                                         |          |             |        |           |            | 1,134,633               |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1204 SF Floor Area = 1204 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5  
 Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Block    | Slab       | 1,204 |          |            |
| Total:  |          |            |       | 164,184  | 45,151     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,408 | 387 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 1,277 |
| Water Well, 100 Feet | 1 | 5,677 | 1,561 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 264 | 6,922 | 1,904 |
|---------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,686 | 739 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,183 | 1,425 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 190,702 | 52,444 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 141,599

2026 Est. T.C.V. 006-127-030-00 = 1,277,732

Est. TCV/Total Floor Area = 1061.24

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 610,100                 | 610,100 | 610,100   | 180,033        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,800  | 0         | 4,860          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 638,900                 | 638,900 | 638,900   | 184,893        | 184,893     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-030-05   | 2026 Est. T.C.V.    | CRISSEY STACY        |
| Property Class: 401 |                     | 6439 S SUNSET DR     |
| Map #: 55,52        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L328 P637/91 L329 P17/91 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG E ALG C/L LAKE STREET 2790.74 FT TO C/L SUNSET DR TH S 04 DEG 29' W ALG C/L SUNSET DR 465.20 FT FOR POB TH CONT ALG C/L SUNSET DRIVE S 04 DEG 29' W 228.82 FT TH S 51 DEG 10' E 284.29 FT TO SHORE GLEN LAKE TH N 07 DEG 08' 40" E ALG SHORE 187.60 FT TH CONT ALG SHORE N 32 DEG 57' 41" E 29.44 FT TH N 51 DEG W 311.84 FT TO POB UNDIVIDED 1/2 INTEREST RESERVING A LIFE ESTATE UNTO CRISSEY FREDERICK H & CRISSEY HEIDI H SEC 27 T29N R14W 1.27 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        | PURC TEST |                         |       |               |         |
|-----------------------------------------|----------|-------------|--------|-----------|-------------------------|-------|---------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth     | Rate                    | %Adj. | Reason        | Value   |
| GROUP A 21000                           | 100.00   | 250.36      | 0.8707 | 0.7733    | 21000                   | 50    | 50% INT SPLIT | 707,009 |
| GROUP A 21000                           | 120.97   | 250.36      | 0.8707 | 0.7733    | 21000                   | 25    | INT/SURPLUS   | 427,624 |
| 221 Actual Front Feet, 1.27 Total Acres |          |             |        |           | Total Est. Land Value = |       | 1,134,633     |         |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1204 SF Floor Area = 1204 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5  
 Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 1,204  |          |            |
|         |          |            | Total: | 164,184  | 45,151     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,408 | 387 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 1,277 |
| Water Well, 100 Feet | 1 | 5,677 | 1,561 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 264 | 6,922 | 1,904 |
|---------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,686 | 739 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,183 | 1,425 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 190,702 | 52,444 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 141,599

2026 Est. T.C.V. 006-127-030-05 = 1,277,732

Est. TCV/Total Floor Area = 1061.24

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 610,100                 | 610,100 | 610,100 | 147,667      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 28,800  | 0       | 0            | 3,987          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 638,900                 | 638,900 | 638,900 | 151,654      | 151,654        | 0       |  |



45-006-127-030-10                      2026 Est. T.C.V.                      CZERNIAWSKI BENJAMIN J & KATHY L  
 Property Class: 401                      6437 S SUNSET DR  
 Map #: 55,52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L280 P840/87 L308 P983/90 L199 P429 L273 P611 L883 P938/05 PRT OF GOVT LOTS 1 &  
 2 SEC 27 COM N 1/4 COR TH S 41 DEG 00' 00" E ALG C/L LAKE STREET 2790.74 FT TO  
 C/L OF SUNSET DR TH S 04 DEG 29' 00" W ALG SD C/L 252.20 FT FOR POB TH CONT ALG  
 SD C/L S 04 DEG 29' 00" W 213.00 FT TH S 51 DEG 10' 00" E 311.84 FT TO TRAV LN  
 ALG SHR OF GLEN LAKE TH N 32 DEG 57' 41" E ALG SD TRAV LN 100 FT TH N 40 DEG 54'  
 11" W 428.65 FT TO POB SEC 27 T29N R14W.                      1.10 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|--------------------------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                                        | 100.00   | 348.06 | 0.9800 | 0.8397 | 21000 | 100   |                        | 1,728,227 |
| GROUP A 21000                                                                        | 37.67    | 348.06 | 0.9800 | 0.8397 | 21000 | 50    | SURPLUS: ZONING 100 ft | 325,486   |
| 138 Actual Front Feet, 1.10 Total Acres                      Total Est. Land Value = |          |        |        |        |       |       |                        | 2,053,713 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 80   | 50     | 1,916      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,416      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY                      Cls C 10 Blt 2010

(11) Heating System: Forced Heat & Cool  
 Ground Area = 882 SF                      Floor Area = 1126 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 882  |          |            |
| 0.5 Story  | Siding   | Overhang    | 8    |          |            |
| 1 Story    | Siding   | Overhang    | 20   |          |            |
| Total:     |          |             |      | 168,597  | 144,991    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Brick Veneer | 200 | 3,378 | 2,905 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,451 | 1,248 |
| 3 Fixture Bath     | 1 | 4,567 | 3,928 |

|                     |   |       |       |
|---------------------|---|-------|-------|
| Water/Sewer         |   |       |       |
| 1000 Gal Septic     | 1 | 4,782 | 4,113 |
| Water Well, 50 Feet | 1 | 3,410 | 2,933 |

|               |    |       |       |
|---------------|----|-------|-------|
| Porches       |    |       |       |
| WCP (1 Story) | 78 | 4,509 | 3,878 |

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Garages                                                    |     |        |        |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 400 | 19,064 | 16,395 |

|           |     |        |        |
|-----------|-----|--------|--------|
| Deck      |     |        |        |
| Composite | 772 | 11,935 | 10,264 |

Totals:                      221,693                      190,655

Notes: 2023 EXTERNAL ADDITION CONNECTED BY OUTDOOR COVERED WALKWAY

ECF (4080 BIG GLEN) 2.700 => TCV:                      514,769

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY                      Cls C 10 Blt 2023



Parcel Number: 45-006-127-030-10

Page: 2

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF Floor Area = 1927 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 768    |          |            |
| 1 Story   | Siding   | Overhang    | 775    |          |            |
|           |          |             | Total: | 238,278  | 235,884    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 38 | 2,844 | 2,816 |
|---------------|----|-------|-------|

## Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Treated Wood          | 192 | 3,959 | 3,919 |
| w/Roof (Roof portion) | 233 | 3,814 | 3,776 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 221  | 2,984  | 2,954  |
| Common Wall: 1 Wall | 1    | -2,640 | -2,614 |
| Door Opener         | 1    | 537    | 532    |
| Base Cost           | 1126 | 48,700 | 48,213 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 307,261 | 304,176 |
|---------|---------|---------|

Notes: CONNECT BY OUTSIDE COVERED WALKWAY

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 821,275

2026 Est. T.C.V. 006-127-030-10 = 3,393,173

Est. TCV/Total Floor Area = 1111.42

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,625,400     | 1,625,400      | 1,625,400 | 684,338      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 71,200         | 0         | 0            | 18,477         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,696,600     | 1,696,600      | 1,696,600 | 702,815      | 702,815        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-031-00   | 2026 Est. T.C.V.    | ALTON BRUCE T TRUST  |
| Property Class: 401 |                     | 6559 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L533 P744/00 L598 P738/01 L602 P953/01 PRT GOVT LOT 2 COM S 1/4 COR SEC 27 TH N  
 1549.7 FT TH E 892.5 FT TH N 50 DEG 56' E 117.45 FT TO POB TH N 50 DEG 56' E 100  
 FT TH S 47 DEG 35' E 341.1 FT TO SHR GLEN LAKE TH S 50 DEG 53' W ALG SHR 100 FT  
 TH N 47 DEG 35' W 341.1 FT TO POB SEC 27 T29N R14W. 0.75 A M/L.  
 8/18/2025 COMBINE UND INT SPLIT 127-031-01 INTO THIS PIN

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 340.00 | 1.0000 | 0.8348 | 21000 | 100   |        | 1,753,132 |
| 100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,753,132 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.22     | 200  | 0      | 0          |
| Wood Frame                                          | 26.74    | 96   | 25     | 642        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 50     | 1,250      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,892      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1930

(11) Heating System: Electric Baseboard  
 Ground Area = 1365 SF Floor Area = 1365 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Slab        | 700    |          |            |
| 1 Story | Siding   | Crawl Space | 665    |          |            |
|         |          |             | Total: | 160,383  | 104,250    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 786   |
| 3 Fixture Bath     | 1 | 3,794 | 2,466 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,710 |
|------------------|---|-------|-------|

Totals: 183,023 118,965

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 321,205

2026 Est. T.C.V. 006-127-031-00 = 2,076,229

Est. TCV/Total Floor Area = 1521.05, Most recent sale 12/10/1999 for 0

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 495,200       | 495,200    | 495,200   | 301,651      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 495,200       | 47,700     | 0         | 0            | 195,644        | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,038,100     | 1,038,100  | 1,038,100 | 309,795      | 309,795        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-127-032-00   | 2026 Est. T.C.V.    | FREEMAN FAMILY COTTAGE TRUST |
| Property Class: 401 |                     | 6575 S SUNSET DR             |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L1303P406 BASED ON DESCRIPTION FROM LIBER 795, PAGE 102, LEELANAU COUNTY RECORDS. A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DBSCRIBED AS: COMMENCING AT A POINT 1549.70 FEET NORTH AND 892.50 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SBCTION 27; THENCE NORTH 50DEG55'43" EAST, 117.52 FEET (RECORDED AS NORTH 50DEG56'00" EAST, 117.45 FEET); THENCE SOUTH 47DEG32'00" EAST, 335.49 FEET (RECORDED AS SOUTH 47DEG35'00" EAST, 341.10 FEET) TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 51DEG11'21" WEST 118.88 FEET ALONG SAID TRAVERSE LINE (RECORDED AS SOUTH 50DEG53'00" WEST, 119.20 FEET); THENCE SOUTH 55°10'14" WEST, 15.40 FEET ALONG SAID TRAVERSE LINE; THENCE NORTH 47DEG16'34" WEST, 221.25 FEET TO THE CENTER LINE OF SUNSET DRIVE; THENCE NORTH 53DEG 59'05" EAST, 15.17FEET ALONG THE CENTERLINE OF SUNSET DRIVE; THENCE NORTH 47DEG19'00" WEST, 113.15 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL AND EXTENDING TO THE WATERS OF GLEN LAKE. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ACROSS SUNSET DRIVE. FORMERLY ABV AS L302 P699-702/89 L792 P188/04 L795 P102/04 PRT GOVT LOT 2 SEC 27 BEG AT PT 1549.7 FT N & 892.5 FT E OF S 1/4 COR SD SEC TH N 50 DEG 56' E 117.45 FT TH S 47 DEG 35' E 341.1 FT TO SHR GLEN LAKE TH S 50 DEG 53' W ALG SHR 134.2 FT TH N 47 DEG 19' W 229.7 FT M/L TO C/L HWY TH NELY ON C/L 15 FT TH N 47 DEG 19' W 113.95 FT M/L TO POB SEC 27 T29N R14W .97 AC M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 340.75 | 1.0000 | 0.8353 | 21000 | 100   |                        | 1,754,100 |
| GROUP A 21000                                                   | 24.00    | 340.75 | 1.0000 | 0.8353 | 21000 | 50    | SURPLUS: ZONING 100 ft | 210,492   |
| 124 Actual Front Feet, 0.97 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,964,592 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 330  | 50     | 7,903      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,403     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1880

(11) Heating System: Electric Baseboard

Ground Area = 1104 SF Floor Area = 2222 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 2 Story   | Siding   | Crawl Space | 1,104 |          |            |
| 0.5 Story | Siding   | Overhang    | 28    |          |            |
| Total:    |          |             |       | 259,790  | 142,885    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 200 | 7,462 | 4,104 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 2 Fixture Bath     | 1 | 3,056 | 1,681 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (2 Story) | 316 | 29,672 | 16,320 |
|----------------|-----|--------|--------|

#### Garages

Parcel Number: 45-006-127-032-00

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Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 520 | 20,405 | 11,223 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,414 |
|------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 343,257 | 188,793 |
|---------|--|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 509,741

2026 Est. T.C.V. 006-127-032-00 = 2,484,736

Est. TCV/Total Floor Area = 1118.24, Most recent sale 10/15/2007 for 1,200,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,184,600     | 1,184,600      | 1,184,600 | 698,463      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 57,800         | 0         | 0            | 18,858         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,242,400     | 1,242,400      | 1,242,400 | 717,321      | 717,321        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-127-033-00   | 2026 Est. T.C.V.    | KARABAJAKIAN VAHAN A & MARYLIS |
| Property Class: 401 |                     | 6533 S SUNSET DR               |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L519 P695/99 PRT GOVT LOT 2 SEC 27 COM S 1/4 COR SD TH N 01 DEG 15'12" E ALG N-S  
 1/4 LN SD SEC 1677.39 FT TH E 1039.65 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L  
 SUNSET DR TH ALG SD LN 86.92 FT ARC 1495.89 FT RADIUS CURVE LEFT CH-N 43 DEG  
 52'17" E 86.91 FT TH N 42 DEG 12'25" E ALG SD LN 13.10 FT TO POB TH CON N 42 DEG  
 12'25" EALG SD LN 196.33 FT TH S 47 DEG 43'07" E 302.63 FT TO TRAVERSE LN ALG  
 SHR GLEN LAKE TH ALG SD SHR S 55 DEG 46'05" W 205.02 FT TH N 47 DEG 02'02" W  
 254.58 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 27 T29N R14W 1.27 A  
 M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 200.00   | 275.86 | 0.8903 | 0.7923 | 21000 | 100   |                        | 2,962,732 |
| GROUP A 21000                                                   | 2.12     | 275.86 | 0.8903 | 0.7923 | 21000 | 50    | SURPLUS: ZONING 100 ft | 15,725    |
| 202 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,978,457 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 53.05 | 400  | 50     | 10,610     |
| D/W/P: Asphalt Paving | 3.68  | 5000 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 20,610     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = 2748 SF Floor Area = 3435 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,748  |          |            |
|            |          |             | Total: | 524,685  | 341,045    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| CCP (1 Story) | 32 | 1,411 | 917 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 220 | 4,618 | 4,341 | *94% Good |
| Treated Wood | 420 | 7,014 | 6,593 | *94% Good |
| Treated Wood | 100 | 2,668 | 2,508 | *94% Good |
| Treated Wood | 256 | 5,071 | 3,296 |           |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 160 | 10,413 | 6,768 |
|-----------|-----|--------|-------|

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## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 216 | 4,294 | 2,791 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 602,115 | 395,520 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,067,904

|                                                    |        |          |
|----------------------------------------------------|--------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY | Cls BC | Blt 2004 |
|----------------------------------------------------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 1203 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 576  |          |            |
| 1 Story    | Siding   | Overhang    | 483  |          |            |
|            |          | Total:      |      | 169,638  | 152,674    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
|--------------------|---|-------|-------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 40 | 3,588 | 3,229 |
|---------------|----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                        |     |        |        |
|------------------------|-----|--------|--------|
| Base Cost              | 483 | 30,540 | 27,486 |
| Common Wall: 1 Wall    | 1   | -2,606 | -2,345 |
| Door Opener            | 1   | 672    | 605    |
| Basement Garage: 2 Car | 1   | 4,455  | 4,009  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 212,399 | 191,158 |
|---------|---------|---------|

Notes: GUEST COTTAGE &amp; GARAGE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 516,127

2026 Est. T.C.V. 006-127-033-00

= 4,583,098

Est. TCV/Total Floor Area = 988.16

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2,189,400     | 2,189,400      | 2,189,400 | 872,677      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 102,100        | 0         | 0            | 23,562         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,291,500     | 2,291,500      | 2,291,500 | 896,239      | 896,239        | 663,217 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-127-033-10   | 2026 Est. T.C.V.    | JONES ROBERT C & SYLVIA A |
| Property Class: 401 |                     | 6509 S GLEN LAKE RD       |
| Map #: 53,52,55     | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L311 P388 L409 P913 L446 P87/97 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH N 88 DEG 45' 45" W 414 FT TH S 1 DEG 07' 40" E ALG C/L ST HWY M-22 2487.70 FT FOR POB TH S 83 DEG 18' 20" E 734.83 FT TH S 1 DEG 07' 40" E 140 FT TH N 80 DEG 14' 30" W 741.33 FT TH N 1 DEG 07' 40" W ALG C/L ST HWY M-22 100 FT TO POB UNRECORDED SURVEY SEC 27 T29N R14W 2.0 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 102.00   | 738.00      | 0.9951 | 1.1413 | 2000       | 100   |              | 231,671 |
| 102 Actual Front Feet, | 1.73     | Total Acres |        |        | Total Est. |       | Land Value = | 231,671 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| D/W/P: Asphalt Paving                    | 3.16     | 3300 | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 5,000 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1980

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories                                                    | Exterior     | Foundation | Size | Cost New | Depr. Cost   |
|------------------------------------------------------------|--------------|------------|------|----------|--------------|
| Other Additions/Adjustments                                |              |            |      |          |              |
| Plumbing                                                   |              |            |      |          |              |
| 3                                                          | Fixture Bath |            | 1    | -4,567   | -2,969       |
| Garages                                                    |              |            |      |          |              |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |              |            |      |          |              |
|                                                            | Base Cost    |            | 944  | 34,777   | 22,605       |
| Local Cost Items                                           |              |            |      |          |              |
|                                                            | GENERATOR    |            | 1    | 1        | 1 *100% Good |
| Totals:                                                    |              |            |      | 30,211   | 19,637       |

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 43,201

Cost Est. for Res. Bldg: 2 Single Family MODULAR Cls C Blt 2022

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1456 SF Floor Area = 2184 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size  | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|-------|----------|------------|
| 1.5                         | Story Siding                            | Basement   | 1,456 |          |            |
| Total:                      |                                         |            |       | 291,999  | 283,239    |
| Other Additions/Adjustments |                                         |            |       |          |            |
|                             | Basement, Outside Entrance, Below Grade |            | 1     | 2,781    | 2,698      |
| Plumbing                    |                                         |            |       |          |            |
|                             | Average Fixture(s)                      |            | 1     | 1,451    | 1,407      |
|                             | 3 Fixture Bath                          |            | 1     | 4,567    | 4,430      |
|                             | 2 Fixture Bath                          |            | 1     | 3,056    | 2,964      |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,639 |
| Water Well, 100 Feet | 1 | 5,847 | 5,672 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,684 |
|------------------|---|-------|-------|

## Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 1071 | 16,975 | 16,466 |
|-----|------|--------|--------|

Totals: 334,225 324,199

Notes: LAKESIDE MODEL MI8X52LSBD-8511

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 713,238

2026 Est. T.C.V. 006-127-033-10

= 993,110

Est. TCV/Total Floor Area = 454.72

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 429,300       | 429,300    | 429,300 | 153,449      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 67,300     | 0       | 0            | 4,143          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 496,600       | 496,600    | 496,600 | 157,592      | 157,592        | 157,592 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-033-20   | 2026 Est. T.C.V.    | DAVIS TRACY L TRUST  |
| Property Class: 401 |                     | 6541 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L502 P33/99 L587 P939/01 L588 P533/01 L664 P62/02 L841 P691/05 PARCEL A PRT GOVT LOT 2 SEC 27 COM AT S 1/4 COR SD SEC TH N 01 DEG 15'12" E ALG N-S 1/4 LN SD SEC 1677.39 FT TH E 1039.65 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L SUNSET DR & POB TH CONT S 47 DEG 02'02" W 233.05 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 55 DEG 46'05" E ALG SD TRAVERSE LN 102.55 FT TH N 47 DEG 02'02" W 254.58 FT TO C/L SUNSET DR TH S 42 DEG 12'25" W ALG SD C/L 13.10 FT TH CONT ALG C/L 86.92 FT ON ARC OF 1495.89 FT RADIUS CURVE TO RIGHT(CHORD=S 43 DEG 52'17" W 86.91 FT) TO POB SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 244.00 | 1.0000 | 0.7684 | 21000 | 100   |                        | 1,613,586                         |
| GROUP A 21000                           | 3.00     | 244.00 | 1.0000 | 0.7684 | 21000 | 50    | SURPLUS: ZONING 100 ft | 24,204                            |
| 103 Actual Front Feet, 0.58 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,637,790 |

#### Land Improvement Cost Estimates

| Description | Rate      | Size | % Good | Cash Value |
|-------------|-----------|------|--------|------------|
| Hot Tub     | 16,893.03 | 1    | 50     | 8,446      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| BOAT HOIST                                          | 2,000.00  | 3    | 100    | 6,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 34,446     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 3043 SF Floor Area = 5390 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New  | Depr. Cost |
|-----------|----------|------------|-------|-----------|------------|
| 1.5 Story | Siding   | Basement   | 3,043 |           |            |
| 1 Story   | Siding   | Overhang   | 26    |           |            |
| 1 Story   | Siding   | Overhang   | 510   |           |            |
| 1 Story   | Brick    | Overhang   | 290   |           |            |
| Total:    |          |            |       | 1,096,057 | 876,874    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 4,609 | 3,687 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 3 | 30,826 | 24,661 |
| Separate Shower    | 1 | 3,123  | 2,498  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 128 | 5,412  | 4,330  |
| CPP           | 81  | 2,561  | 2,049  |
| WCP (1 Story) | 787 | 36,784 | 29,427 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 27 | 1,351 | 1,081 |
| Treated Wood | 29 | 1,421 | 1,137 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 579 | 44,363 | 35,490 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,867 |

Parcel Number: 45-006-127-033-20

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|                  |   |           |           |
|------------------|---|-----------|-----------|
| Door Opener      | 2 | 1,504     | 1,203     |
| Built-Ins        |   |           |           |
| Appliance Allow. | 1 | 6,850     | 5,480     |
| Fireplaces       |   |           |           |
| Interior 2 Story | 1 | 9,604     | 7,683     |
| Totals:          |   | 1,257,090 | 1,005,701 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,715,393

|                                                                               |                |           |              |                |           |  |
|-------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-127-033-20                                               |                |           |              | =              | 4,387,629 |  |
| Est. TCV/Total Floor Area = 814.03, Most recent sale 02/01/2005 for 1,650,000 |                |           |              |                |           |  |
| 2025 Assessed                                                                 | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 2,086,400                                                                     | 2,086,400      | 2,086,400 | 1,031,312    | 2.70           |           |  |
| 2026 New                                                                      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                                                             | 107,400        | 0         | 0            | 27,845         | 0         |  |
| 2026 Assessed                                                                 | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 2,193,800                                                                     | 2,193,800      | 2,193,800 | 1,059,157    | 1,059,157      | 0         |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-127-033-30   | 2026 Est. T.C.V.    | KARABAJAKIAN VAHAN & MARYLISA |
| Property Class: 401 |                     | 6533 S SUNSET DR              |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L519 P695/99 PRT SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 46'06" W 414.67 FT TO  
 C/L M-22 TH S 01 DEG 08'34" E ALG SD C/L 2587.70 FT TO POB TH S 46 DEG 46'58" E  
 1586.82 FT TH N 51 DEG 01'39 E 217.39 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L  
 SUNSET DR TH 86.92 FT ALG ARC 1495.89 FT RADIUS CURVE LEFT CH-N 43 DEG 52'17" E  
 86.91 FT TH CONT ALG SD LN N 42 DEG 12'25" E 209.43 FT TH N 46 DEG 56'17" W  
 1200.82 FT TH S 01 DEG 08'34" E 140 FT TH N 80 DEG 14' 55" W 741.33 FT TO POB  
 SUBJECT TO & TOGETHER WITH EASEMENT SEC 27 T29N R14W 15.37 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                              | Frontage | Depth   | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------------------------|----------|---------|--------|--------|-------------------------|-------|--------|-----------|
| B 100' @ 3400/                           | 500.00   | 1339.03 | 0.6687 | 1.3246 | 3400                    | 100   |        | 1,505,851 |
| 500 Actual Front Feet, 15.37 Total Acres |          |         |        |        | Total Est. Land Value = |       |        | 1,505,851 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                                                    | Exterior    | Foundation | Size | Cost New | Depr. Cost |
|------------------------------------------------------------|-------------|------------|------|----------|------------|
| Other Additions/Adjustments                                |             |            |      |          |            |
| Garages                                                    |             |            |      |          |            |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |             |            |      |          |            |
|                                                            | Base Cost   |            | 720  | 25,718   | 21,860     |
|                                                            | Door Opener |            | 1    | 537      | 456        |
| Totals:                                                    |             |            |      | 26,255   | 22,316     |

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 49,095

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: TENNIS COURT

| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|------|----------|------|-------|-----------|
| /CI17/SPOC/TENC/ASPCA | 7.65 | 7200     | 1.00 | 97    | 53,428    |

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 80,142

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: BASKET BALL COURT

| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|------|----------|------|-------|-----------|
| /CI17/SPOC/TENC/ASPCA | 7.65 | 5000     | 1.00 | 97    | 37,103    |

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 2 = 55,655

Total Estimated True Cash Value of Commercial/Industrial Buildings = 135,797

2026 Est. T.C.V. 006-127-033-30 = 1,693,243

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 864,300                 | 864,300 | 864,300   | 27,417         | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

Parcel Number: 45-006-127-033-30

Page: 2

|               |         |         |        |             |         |   |
|---------------|---------|---------|--------|-------------|---------|---|
|               | 0       | -17,700 | 0      | 0           | 740     | 0 |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |   |
| 846,600       | 846,600 | 846,600 | 28,157 | 28,157      | 28,157  |   |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-127-034-00   | 2026 Est. T.C.V.    | BESIO GREGORY J & SUZANNE K TR |
| Property Class: 401 |                     | 6421 S SUNSET DR               |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L409 P8/95 SURVEY L8 P495/04 PER LDA/UNREC SURVEY L882 P870/05 2005 DESC  
 REVISED (REF: SPLIT 006-127-034-50) 2007 DESC REVISED (COMB 127-034-50) PRT GOVT  
 LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 05'29" E ALG C/L LAKE STREET  
 2872.13 FT TH S 49 DEG 00'00" W 33.00 FT TO SWLY R/W LN LAKE STREET & POB TH S  
 41 DEG 00'00" E ALG SD R/W 319.47 FT ALG SD R/W TH S 40 DEG 49'13" W 59.43 FT TH  
 S 41 DEG 00'00" E 216.26 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 60 DEG 22'00"  
 W ALG SD TRAVERSE LN 89.75 FT TH N 41 DEG 03'17" W 382.35 FT TO SELY R/W LN  
 SUNSET DR TH N 04 DEG 35' 40" E ALG SD R/W LN 206.01 FT TO POB SEC 27 T29N R14W  
 1.278 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                                                |          | * Factors * |        | L-SHAPED |            |              |
|----------------------------------------------------------------|----------|-------------|--------|----------|------------|--------------|
| Description                                                    | Frontage | Depth       | Front  | Depth    | Rate %Adj. | Reason Value |
| GROUP A 21000                                                  | 89.75    | 620.27      | 1.0000 | 0.9702   | 21000 100  | 1,828,628    |
| 90 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = |          |             |        |          |            | 1,828,628    |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Fencing: Wd, Basket, 5 ft.                          | 45.32    | 100 50      | 2,266      |
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1 100       | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |             | 9,766      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 1258 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 28     |          |            |
| 1 Story | Siding   | Overhang   | 1230   |          |            |
|         |          |            | Total: | 151,489  | 124,221    |

#### Other Additions/Adjustments

|                                                          |      |         |         |
|----------------------------------------------------------|------|---------|---------|
| Basement, Outside Entrance, Below Grade                  | 2    | 9,219   | 7,560   |
| Plumbing                                                 |      |         |         |
| Average Fixture(s)                                       | 1    | 3,257   | 2,671   |
| Water/Sewer                                              |      |         |         |
| 2000 Gal Septic                                          | 1    | 11,719  | 9,610   |
| Water Well, 100 Feet                                     | 1    | 6,941   | 5,692   |
| Porches                                                  |      |         |         |
| WSEP (2 Story)                                           | 120  | 17,462  | 14,319  |
| CCP (1 Story)                                            | 16   | 1,049   | 860     |
| Garages                                                  |      |         |         |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |      |         |         |
| Door Opener                                              | 3    | 2,257   | 1,851   |
| Base Cost                                                | 1230 | 77,478  | 63,532  |
| Built-Ins                                                |      |         |         |
| Appliance Allow.                                         | 1    | 6,850   | 5,617   |
| Totals:                                                  |      | 287,721 | 235,933 |

Notes: GARAGE WITH LIVING ABOVE

ECF (4080 BIG GLEN) 2.700 => TCV: 637,019

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2892 SF Floor Area = 4407 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

## Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,570 |          |            |
| 2 Story   | Siding   | Crawl Space | 192   |          |            |
| 1 Story   | Siding   | Crawl Space | 130   |          |            |
| 1 Story   | Siding   | Overhang    | 38    |          |            |
| Total:    |          |             |       | 721,193  | 605,804    |

## Other Additions/Adjustments

|                      |  |  |     |         |              |
|----------------------|--|--|-----|---------|--------------|
| Plumbing             |  |  |     |         |              |
| Average Fixture(s)   |  |  | 1   | 3,257   | 2,736        |
| 3 Fixture Bath       |  |  | 2   | 20,550  | 17,262       |
| Water/Sewer          |  |  |     |         |              |
| 2000 Gal Septic      |  |  | 1   | 11,719  | 9,844        |
| Water Well, 100 Feet |  |  | 1   | 6,941   | 5,830        |
| Porches              |  |  |     |         |              |
| CCP (1 Story)        |  |  | 31  | 1,514   | 1,272        |
| Deck                 |  |  |     |         |              |
| Treated Wood         |  |  | 636 | 9,610   | 8,072        |
| Treated Wood         |  |  | 15  | 752     | 632          |
| Treated Wood         |  |  | 20  | 1,003   | 843          |
| Built-Ins            |  |  |     |         |              |
| Appliance Allow.     |  |  | 1   | 6,850   | 5,754        |
| Fireplaces           |  |  |     |         |              |
| Interior 1 Story     |  |  | 1   | 7,891   | 6,628        |
| Exterior 2 Story     |  |  | 1   | 11,786  | 9,900        |
| Wood Stove           |  |  | 1   | 4,499   | 3,779        |
| Local Cost Items     |  |  |     |         |              |
| SOLAR POWER <150KW   |  |  | 1   | 1       | 1 *100% Good |
| Totals:              |  |  |     | 807,566 | 678,357      |

Notes: HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,831,565

2026 Est. T.C.V. 006-127-034-00 = 4,306,978

Est. TCV/Total Floor Area = 760.28, Most recent sale 10/14/2007 for 0

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |           |  |
|---------------|------------|-----------|--------------|----------------|-----------|--|
| 2,061,200     | 2,061,200  | 2,061,200 | 1,093,880    | 2.70           |           |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0             | 92,300     | 0         | 0            | 29,534         | 0         |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 2,153,500     | 2,153,500  | 2,153,500 | 1,123,414    | 1,123,414      | 1,123,414 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-127-035-00   | 2026 Est. T.C.V.    | AYLSWORTH KATHY A TRUST |
| Property Class: 401 |                     | 6416 S LAKE ST          |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L351 P66/92 L945 P890/07 PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 POST TH S 41 DEG 00' E ALG C/L LAKE ST 3191.23 FT TH S 41 DEG 00' W 33.32 FT TO POB ON SWLY R/W LN LAKE ST TH S 41 DEG 00' E ALG R/W LN 236.54 FT TO SHR GLEN LAKE TH S 60 DEG 33' W ALG SHR 60 FT TH N 41 DEG 00' W 216.26 FT TH N 41 DEG 00' E 59.38 FT TO POB SEC 27 T29N R14W .31 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| GROUP A 21000                          | 60.00    | 226.00 | 1.0000 | 0.7538 | 21000      | 100   |              | 949,780 |
| 60 Actual Front Feet, 0.31 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 949,780 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 26.81    | 160  | 50     | 2,145      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,645      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C -5 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 808 SF Floor Area = 1010 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 808    |          |            |
|            |          |             | Total: | 129,193  | 71,041     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,227 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,426 |
|----------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 24 | 670 | 368 |
| CPP | 8  | 223 | 123 |

|         |         |        |
|---------|---------|--------|
| Totals: | 152,247 | 83,721 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 226,047

2026 Est. T.C.V. 006-127-035-00 = 1,179,472

Est. TCV/Total Floor Area = 1167.79, Most recent sale 06/29/2007 for 820,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 562,400                 | 562,400 | 562,400   | 416,440        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 27,300  | 0         | 11,243         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 589,700                 | 589,700 | 589,700   | 427,683        | 427,683     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-036-00   | 2026 Est. T.C.V.    | STEWART DANIEL ELI   |
| Property Class: 401 |                     | 6337 S LAKE ST       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L330 P473/91 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR POST TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FT TH S 41' E 847.12 FT TO POB TH S 41 DEG E ALG C/L 100 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 100 FT TH S 49 DEG W 377.14 FT TO POB RESERVING A LIFE ESTATE TO RUTH STEWART SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | ADJ TO COMMERCIAL |                         |         |
|-----------------------------------------|----------|-------------|--------|-------------------|-------------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth             | Rate %Adj. Reason       | Value   |
| C 100' @ 2000/                          | 100.00   | 377.00      | 1.0000 | 0.9649            | 2000 100                | 192,971 |
| 100 Actual Front Feet, 0.86 Total Acres |          |             |        |                   | Total Est. Land Value = | 192,971 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size % Good | Cash Value |
|-----------------------------------------------------|-------|-------------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 32.19 | 40 0        | 0          |
| Residential Local Cost Land Improvements            |       |             |            |
| Description                                         | Rate  | Size % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 0.00  | 0 95        | 1,425      |
| Total Estimated Land Improvements True Cash Value = |       |             | 1,425      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1885

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1192 SF Floor Area = 2128 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Piers       | 936  |          |            |
| 1 Story | Siding   | Crawl Space | 256  |          |            |
| Total:  |          |             |      | 207,402  | 114,071    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 2 Fixture Bath     | 1 | 2,552 | 1,404 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 624 20,567 11,312

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 16 | 422 | 232 |
| CPP | 24 | 633 | 348 |

Totals: 244,714 134,593

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 296,105

2026 Est. T.C.V. 006-127-036-00 = 490,501

Est. TCV/Total Floor Area = 230.50

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 228,500                 | 228,500 | 228,500   | 81,466         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 16,800  | 0         | 2,199          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 245,300                 | 245,300 | 245,300   | 83,665         | 83,665      | 83,665  |





|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-127-037-00   | 2026 Est. T.C.V.    | BARRY PATRICK J JR & CHERYL L TRUST |
| Property Class: 401 |                     | 6277 S LAKE ST                      |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L284 P292 L345 P283/92 PRT GOVT LOT 1 SEC 27 COM N 1/4 POST TH S 41 DEG 50' E  
 ALG C/L LAKE ST 1860 FTTH S 41 DEG E ALG C/L 331.62 FT TO POB TH S 41 DEG E 200  
 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 200 FT TH S 49 DEG W 377.14 FT TO POB  
 EXC N 100 FT THEREOF SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|---------|
| C 100' @ 2000/         | 100.00           | 377.00 | 1.0000 | 0.9649 | 2000                    | 100   |        | 192,971 |
| 100 Actual Front Feet, | 0.86 Total Acres |        |        |        | Total Est. Land Value = |       |        | 192,971 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 4in Concrete | 7.10 | 297  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1992

(11) Heating System: Forced Heat & Cool  
 Ground Area = 900 SF Floor Area = 1350 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 900    |          |            |
|           |          |            | Total: | 211,126  | 168,893    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 900 | 17,406 | 4,351 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 2,225 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 40  | 2,938 | 2,350 |
| WPP           | 334 | 6,082 | 4,866 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 294 | 5,236 | 4,189 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,074 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 267,576 | 204,481 |
|---------|---------|---------|

#### Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 449,858 |
|----------------------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-127-037-00 | = | 647,829 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 479.87

|               |      |        |              |     |
|---------------|------|--------|--------------|-----|
| 2025 Assessed | MBOR | S.E.V. | Base for Cap | IRM |
|---------------|------|--------|--------------|-----|

Parcel Number: 45-006-127-037-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 283,500  | 283,500        | 283,500 | 111,252   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 40,400         | 0       | 0         | 3,003          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 323,900  | 323,900        | 323,900 | 114,255   | 114,255        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-127-037-10   | 2026 Est. T.C.V.    | HILGARD JAMES H & JENNIFER |
| Property Class: 402 |                     | S LAKE ST                  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L272 P469/87 L387 P314/94 L557 P204/00 L562 P108/00 PRT GOVT LOT 1 SEC 27 COM N  
 1/4 POST SD SEC TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FT TH CONT ALG LAKE ST S  
 41 DEG 0' E 331.62 FT FOR POB TH CONT ALG SD C/L S 41 DEG 0' E 100 FT TH N 49  
 DEG 0' E 377.14 FT TH N 41 DEG 0' W 100 FT TH S 49 DEG 0' W 377.14 FT TO POB  
 SUBJECT TO R/W REVOCABLE LIVING TRUSTS UND 1/2 INT JAMES H HILGARD TRUSTEE AND  
 UND 1/2 INT JEFFIFER F HILGARD TRUSTEE SEC 27 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 100.00   | 377.00      | 1.0000 | 0.9649 | 2000       | 100   |              | 192,971 |
| 100 Actual Front Feet, | 0.86     | Total Acres |        |        | Total Est. |       | Land Value = | 192,971 |

2026 Est. T.C.V. 006-127-037-10 = 192,971

Est. TCV/Total Floor Area = 142.94, Most recent sale 05/28/1994 for 49,000

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 96,500        | 96,500         | 96,500 | 41,080       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 1,109          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 96,500        | 96,500         | 96,500 | 42,189       | 42,189         | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-127-039-05   | 2026 Est. T.C.V.    | ISRAEL MICHENER FAMILY TRUST |
| Property Class: 401 |                     | 6263 S LAKE ST               |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

## PER PROPERTY OWNERS REQUEST - 2011 INT 05 &amp; 06 COMBINED

L1084P346 Part of Gov Lot 1, Sec27, T29 N,R14 W: Commencing at the North 1/4 corner of Sec 27; thence S 41 °00'00" E, 1981.12 feet along the centerline of Lake St to the POB; thence N 00°45'43" E, 89.89 feet along the W line of said Governnment Lot 1; thence S 89°37'58" E, 422.47 feet along the S line of roadway deeded to Leelanau County Road Commission per Liber 277, Page 700; thence S 48°55'57" W, 376.92 feet; thence N 41 °00'00" W, 212.60 feet along the centerline of Lake Street to the POB. Subject to the right-of-way for Lake Street over the Southwesterly 33 feet thereof.

## FORMERLY DESCRIBED AS:

L355 P349 L358 P692 L448 P665 L535 P292 PRT GOVT LOT 1 COM N 1/4 COR SD SEC TH S41 DEG 00' 00" E 1980.82 FT ALG C/L LAKEST TO POB TH N 00 DEG 45' 50" E 89.64 FT ALG W LN SD GOVT LOT 1 TH S 89 DEG 37' 37" E 423.22 FT ALG S LN OF ROADWAY TH S49 DEG 00" W 377.30 FT TH N 41 DEG 00" W 212.87 FT ALG SD C/L LAKE ST TO POB TO BARRETT PHILIP KRULL/ELIZABETH R BRIEN/BRADFORD HARGETT KRULL/& CHRISTIAN PHILIP KRULL III AS CO-TRUSTEES OF THEOLA K HEMPHILL IRREVOC ABLE TRUST SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          |        |        |        |            | TRAIINGULAR SHAPE       |         |
|-----------------------------------------|----------|--------|--------|--------|------------|-------------------------|---------|
| Description                             | Frontage | Depth  | Front  | Depth  | Rate %Adj. | Reason                  | Value   |
| C 100' @ 2000/                          | 141.73   | 421.05 | 0.9165 | 0.9919 | 2000       | 100                     | 257,689 |
| 142 Actual Front Feet, 1.37 Total Acres |          |        |        |        |            | Total Est. Land Value = | 257,689 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 10.45 | 900  | 0      | 0          |
| Wood Frame            | 42.11 | 80   | 50     | 1,684      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,684      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 2013 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1755 SF Floor Area = 1755 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,755  |          |            |
|         |          |            | Total: | 346,055  | 311,449    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1393 | 38,085 | 34,276 |
| Basement, Outside Entrance, Above Grade | 2    | 5,150  | 4,635  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 3 | 20,147 | 18,132 |

## Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 10,880 | 9,792 |
| Water Well, 50 Feet | 1 | 3,418  | 3,076 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 276 | 18,103 | 16,293 |
| WCP (1 Story)  | 121 | 7,679  | 6,911  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Parcel Number: 45-006-127-039-05

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|                     |     |         |         |           |
|---------------------|-----|---------|---------|-----------|
| Base Cost           | 754 | 45,127  | 40,614  |           |
| Common Wall: 2 Wall | 1   | -6,121  | -5,509  |           |
| Door Opener         | 1   | 672     | 605     |           |
| Built-Ins           |     |         |         |           |
| Appliance Allow.    | 1   | 3,976   | 3,578   |           |
| Fireplaces          |     |         |         |           |
| Prefab 1 Story      | 1   | 3,667   | 3,300   |           |
| Local Cost Items    |     |         |         |           |
| SOLAR POWER <150KW  | 1   | 1       | 1       |           |
| GENERATOR           | 1   | 1       | 1       | *95% Good |
| Totals:             |     | 498,976 | 449,076 |           |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 987,967

2026 Est. T.C.V. 006-127-039-05 = 1,252,340

Est. TCV/Total Floor Area = 713.58, Most recent sale 04/02/2018 for 700,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 541,100                 | 541,100 | 541,100   | 403,738        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 85,100  | 0         | 10,900         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 626,200                 | 626,200 | 626,200   | 414,638        | 414,638     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-127-039-07   | 2026 Est. T.C.V.    | HUYCK NEIL P & ANN M TRUST |
| Property Class: 402 |                     | S NORTHWOOD DR             |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

2022006687 A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 41 °00' 00" EAST, 1981.12 FEET, ALONG THE CENTERLINE OF LAKE STREET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 00°45' 43" EAST, 89.89 FEET, ALONG SAID WEST LINE OF GOVERNMENT LOT 1; THENCE SOUTH 89°41 '06" EAST, 422.91 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°36'29" EAST, 341.63 FEET, TO THE NORTHWEST CORNER OF UNIT 3 OF NORTHWOOD GLEN, A SITE CONDOMINIUM, REPLAT NO. 1; THENCE SOUTH 01 °18' 11" WEST, 380.33 FEET, ALONG THE WEST LINE OF SAID UNIT 3; THENCE NORTH 41 °02'04" WEST, 507.17 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.49 ACRES OF LAND, MORE OR LESS.

COMBINED ON 12/31/2022 FROM 006-861-001-00, 006-861-002-00;  
2022006687 2ND AMEND TO NORTHWOOD GLEN CONDOMINIUM TO REMOVE LOTS 1 & 2

Split/Comb. on 01/12/2023 completed 01/12/2023 TIM ;  
Parent Parcel(s): 006-861-001-01;  
Child Parcel(s): 006-127-039-07;  
-----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 218.75   | 296.70 | 0.8223 | 0.9088 | 2000 | 100   |                         | 326,929 |
| 219 Actual Front Feet, 1.49 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 326,929 |

2026 Est. T.C.V. 006-127-039-07 = 326,929

Est. TCV/Total Floor Area = 186.28, Most recent sale 03/20/2025 for 340,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 204,300                 | 204,300 | 204,300   | 73,883         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -40,800 | 0         | 0              | 89,617      | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 163,500                 | 163,500 | 163,500   | 75,877         | 163,500     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-039-10   | 2026 Est. T.C.V.    | SUCIU JEAN E TRUST   |
| Property Class: 401 |                     | 5965 W NORTHWOOD DR  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L193 P831 PRT GOVT LOT 1 SEC 27 & PRT GOVT LOT 4 SEC 26 COM NE COR OF GOVT LOT 1 TH S 01 DEG 22' 49" W 450.89 FT FOR POB TH S 03 DEG 09' 01" E INTO GOVT LOT 4 338.01 FT ALG SHR GLEN LAKE TH S 64 DEG 10' 00" W 30 FT TO E LN OF GOVT LOT 1 TH CONT S 64DEG 10' 00" W 115 FT TH N 17 DEG 14' 37" W 274.71 FT TH N 54 DEG 25' 20" E 237.75 TO POB SEC 27 & 26 T29N R14W. 1.23 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 343.64 | 0.9500 | 0.8370 | 21000 | 100   |                        | 1,669,926                         |
| GROUP A 21000                           | 55.92    | 343.64 | 0.9500 | 0.8370 | 21000 | 50    | SURPLUS: ZONING 100 ft | 466,886                           |
| 156 Actual Front Feet, 1.23 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 2,136,813 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2412 SF Floor Area = 2412 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,412  |          |            |
|         |          |             | Total: | 347,529  | 225,878    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 168 | 3,367 | 2,189 |
| CPP | 220 | 4,147 | 2,696 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 21,905 | 14,238 |
| Door Opener | 2   | 1,075  | 699    |

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 699    |
| Base Cost   | 1296 | 31,260 | 20,319 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 6,940 |
|------------------|---|--------|-------|

Totals: 440,449 286,278

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 772,951

2026 Est. T.C.V. 006-127-039-10

= 2,911,264



Parcel Number: 45-006-127-039-10

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Est. TCV/Total Floor Area = 1206.99

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,389,900     | 1,389,900      | 1,389,900 | 380,114      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 65,700         | 0         | 0            | 10,263         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,455,600     | 1,455,600      | 1,455,600 | 390,377      | 390,377        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-040-00   | 2026 Est. T.C.V.    | GCMR REAL ESTATE LLC |
| Property Class: 201 |                     | 6391 S LAKE ST       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L258 P161 L394 P695 L497 P366/98 PARCEL 1- PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 00'00" E 2909.19 FT ALG C/L LAKE ST FOR POB TH N 48 DEG 55'49" E 180.48 FT TH N 41 DEG 00'00" W 99.85 FT PARALLEL WITH LAKE ST TH N 49 DEG 01'13" E 254.46 FT TH S 37 DEG 22'16" E 76.68 FT TH CONT S 37 DEG 22'16" E 86.66 FT TH S 51 DEG 48'04" W 207.49 FT TH S 17 DEG 22'46" E 78.22 FT TH S 49 DEG 55'44" W 22.49 FT TH S 43 DEG 11'30" E 250 FT TO SHR GLEN LK TH S 18 DEG 54'44" E 160.93 FT ALG SHR TH S 43 DEG 54'51" W 113.41 FT TO C/L LAKE ST TH N 41 DEG 00'00" W 533.16 FT ALG SD C/L TO POB SEC 27 T29N R14W 2.917 A M/L. AND COMBINED WITH 006-127-038-00 4/15/2015 DESCRIBED AS L268 P945 L304 P201&202/89 L878 P694&727&728/05 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 50' E ALG C/L LAKE ST 1850 FT TH CONT ALG C/L LAKE ST S 41 DEG 00' E 947.12 FT TO POB TH CONT S 41 DEG 00' E ON C/L 100 FT TH N 49 DEG 00' E 181.30 FT TH N 41 DEG 00' W 100 FT TH S 49 DEG 00' W 181.30 FT TO POB SEC 27 T29N R14W .42 A.

2016 COMBINED WITH 006-127-038-00

FORMERLY L258 P161 L394 P695 L497 P366/98 PARCEL 1- PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 00'00" E 2909.19 FT ALG C/L LAKE ST FOR POB TH N 48 DEG 55'49" E 180.48 FT TH N 41 DEG 00'00" W 99.85 FT PARALLEL WITH LAKE ST TH N 49 DEG 01'13" E 254.46 FT TH S 37 DEG 22'16" E 76.68 FT TH CONT S 37 DEG 22'16" E 86.66 FT TH S 51 DEG 48'04" W 207.49 FT TH S 17 DEG 22'46" E 78.22 FT TH S 49 DEG 55'44" W 22.49 FT TH S 43 DEG 11'30" E 250 FT TO SHR GLEN LK TH S 18 DEG 54'44" E 160.93 FT ALG SHR TH S 43 DEG 54'51" W 113.41 FT TO C/L LAKE ST TH N 41 DEG 00'00" W 533.16 FT ALG SD C/L TO POB SEC 27 T29N R14W 2.917 A M/L.

COMBINED WITH PIN 006-127-038-00 4/15/2015 SEE PLANNING BOARD APPROVAL FOR APPROVAL OF GARAGE, ON FORMER 127-038-00

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

IRR ALONG SHORE ~170

| Description                             | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason               | Value                             |
|-----------------------------------------|----------|---------|--------|--------|-------|-------|----------------------|-----------------------------------|
| GROUP A 21000                           | 113.41   | 1274.42 | 1.0000 | 1.1616 | 21000 | 100   | RD END - WATERS EDGE | 2,766,460                         |
| 113 Actual Front Feet, 3.32 Total Acres |          |         |        |        |       |       |                      | Total Est. Land Value = 2,766,460 |

Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.12 | 33500 | 50     | 35,510     |
| D/W/P: 4in Concrete                                 | 6.11 | 1100  | 50     | 3,360      |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 38,870     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 956 SF Floor Area = 1195 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 956  |          |            |
| Total:     |          |             |      | 131,420  | 72,280     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 8,424 | 4,633 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,733 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 152,712 | 83,990 |
|---------|---------|--------|

Notes: HAPPY LANDING

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 167,980

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average

Total Floor Area: 6282 # of Units: 7

Overall Building Height: 20

Base Rate for Upper Floors = 112.50

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air Cost/SqFt: 17.56 100%

(10) Heating system: Zoned A.C. Warm &amp; Cooled Air Cost/SqFt: 17.56 100%

Combined Heating System adjustment: 35.12 100%

Adjusted Square Foot Cost for Upper Floors = 147.62

Total Floor Area: 6,282 Base Cost New of Upper Floors = 927,349

Reproduction/Replacement Cost = 927,349

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 667,691

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 1 = 1,168,460

Replacement Cost/Floor Area= 147.62 Est. TCV/Floor Area= 186.00

---

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

Description of Occupancy: BACK WAREHOUSE BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: S Quality: Average

Stories: 1 Story Height: 14 Perimeter: 529

Overall Building Height: 12

Base Rate for Upper Floors = 26.09

(10) Heating system: Forced Air Furnace Cost/SqFt: 6.75 12%

Adjusted Square Foot Cost for Upper Floors = 26.90

Total Floor Area: 12,560 Base Cost New of Upper Floors = 337,863

Reproduction/Replacement Cost = 337,863

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 222,990

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 2 = 390,232

Replacement Cost/Floor Area= 26.90 Est. TCV/Floor Area= 31.07

---

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2004

Description of Occupancy: FRONT BUILDING-MORTON BLDG

Costs are taken from the Automobile Showrooms cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 216

Overall Building Height: 10

Base Rate for Upper Floors = 129.73

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.01 100%

Adjusted Square Foot Cost for Upper Floors = 140.74

Total Floor Area: 2,880 Base Cost New of Upper Floors = 405,331

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Reproduction/Replacement Cost = 405,331  
 Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 299,945

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 3 = 524,904  
 Replacement Cost/Floor Area= 140.74      Est. TCV/Floor Area= 182.26

Cost Estimates for Commercial/Industrial Building/Section: 4      Built 2016  
 Description of Occupancy: 2016 AT RD 60'X54'X16'H

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole      Quality: Average  
 Stories: 1      Story Height: 16      Perimeter: 228  
 Overall Building Height: 16

Base Rate for Upper Floors = 30.76

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 3.90      100%  
 Adjusted Square Foot Cost for Upper Floors = 34.66

Total Floor Area: 3,240                      Base Cost New of Upper Floors = 112,298

Reproduction/Replacement Cost = 112,298  
 Eff.Age:4      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 95,453

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Description | Cost | # or Height | Stories        |
|------------------|------|-------------|----------------|
|                  | Col. | Rate        | SqFt Adj. Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:4      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 0

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 4 = 167,043  
 Replacement Cost/Floor Area= 34.66      Est. TCV/Floor Area= 51.56

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,250,639

2026 Est. T.C.V. 006-127-040-00 = 5,223,949

Est. TCV/Total Floor Area = 199.72, Most recent sale 03/21/2022 for 7,370,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |
|---------------|----------------|-----------|--------------|----------------|
| 2,344,800     | 2,344,800      | 2,344,800 | 2,237,197    | 2.70           |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment |
| 0             | 267,200        | 0         | 0            | 60,404         |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    |
| 2,612,000     | 2,612,000      | 2,612,000 | 2,297,601    | 2,297,601      |

PRE/MBT

0

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-127-041-00   | 2026 Est. T.C.V.    | GENDRON ERIN & WAKELING STEPHEN |
| Property Class: 401 |                     | 6307 S LAKE ST                  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L449 P672/97 L805 P691/04 PRT GOVT LOT 1 SEC 27 COM AT N 1/4 COR SEC 27 TH S 41  
 DEG E 2495.5 FT AS POB TH S 41 DEG E ALG C/L HWY 100.0 FT TH N 49 DEG E 377.14  
 FT TH N 41 DEG W 100.0 FT TH S 49 DEG W 377.14 FT TO POB SEC 27 T29N R14W .87  
 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 100.00   | 377.30      | 1.0000 | 0.9650 | 2000       | 100   | LOCATION     | 193,010 |
| 100 Actual Front Feet, | 0.87     | Total Acres |        |        | Total Est. |       | Land Value = | 193,010 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Electric Baseboard  
 Ground Area = 1057 SF Floor Area = 1057 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,057  |          |            |
|         |          |             | Total: | 148,151  | 88,889     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 50 | 2,228 | 1,337 |
|-----|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 160 | 3,515 | 2,109 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 520 | 20,405 | 12,243 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Exterior 1 Story  | 1 | 6,514 | 3,908 |
| Direct-Vented Gas | 1 | 3,022 | 1,813 |

|         |         |         |
|---------|---------|---------|
| Totals: | 198,682 | 119,207 |
|---------|---------|---------|

#### Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 262,256 |
|----------------------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-127-041-00 | = | 455,266 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 430.72, Most recent sale 07/21/2020 for 360,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 205,800       | 205,800        | 205,800 | 148,885      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,800         | 0       | 0            | 4,019          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 227,600       | 227,600        | 227,600 | 152,904      | 152,904        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-127-042-00   | 2026 Est. T.C.V.    | THE UP NORTH BURROW LLC |
| Property Class: 401 |                     | 6289 S LAKE ST          |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L1207P807 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: LAND IN GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 27; THENCE SOUTH 41°50' EAST ALONG THE CENTERLINE OF LAKE STREET, 1860.00 FEET TO AN INTERSECTION WITH THE EXTENDED CENTERLINE OF THE OLD RAILROAD GRADE; THENCE CONTINUING ALONG LAKE STREET CENTERLINE, SOUTH 41°00' EAST, 531.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°00" EAST ALONG SAID CENTERLINE, 100.00 FEET; THENCE NORTH 49°00' EAST, 377.14 FEET; THENCE NORTH 41°00' WEST, 100.00 FEET; THENCE SOUTH 49°00' WEST, 377.14 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ZONING LAWS AND ORDINANCES AFFECTING THE PREMISES, AND RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

L810 P687/04 PRT GOVT LOT 1 SEC 27 COM AT N 1/4 POST TH S 41 DEG 50' E ON C/L LAKE ST 1860 FT TO INTER R.R. GRADE TH S 41 DEG E ON C/L 531.62 FT TO POB TH S 41 DEG E ON C/L 100 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 100 FT TH S 49 DEG W 377.14 FT TO POB SEC 27 T29N R14W .87 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|---------|
| C 100' @ 2000/         | 100.00           | 377.14 | 1.0000 | 0.9649 | 2000                    | 100   |        | 192,989 |
| 100 Actual Front Feet, | 0.87 Total Acres |        |        |        | Total Est. Land Value = |       |        | 192,989 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71  | 14   | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71  | 15   | 0      | 0          |
| Wood Frame                                          | 29.02 | 108  | 50     | 1,567      |
| Wood Frame/Conc.                                    | 46.67 | 24   | 50     | 560        |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,127      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1961

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1117 SF Floor Area = 1117 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,117 |          |            |
| Total:  |          |             |       | 160,749  | 112,525    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| Separate Shower    | 1 | 1,336 | 935   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 316 | 5,758 | 4,031 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 349 | 5,863 | 4,104 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,115 |
|-------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 191,576 | 134,104 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 295,029

2026 Est. T.C.V. 006-127-042-00 = 490,145

Est. TCV/Total Floor Area = 438.80, Most recent sale 04/19/2019 for 350,842

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 219,500                 | 219,500 | 219,500   | 157,151        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 25,600  | 0         | 4,243          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 245,100                 | 245,100 | 245,100   | 161,394        | 161,394     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-127-043-00   | 2026 Est. T.C.V.    | GREENE KATHLEEN J TRUST & |
| Property Class: 401 |                     | 6327 S LAKE ST            |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L279 P599-601 L279 P890 1987 L157 P550 L259 P954 BEG ON CEN LINE HWY FROM N 1/4 POST SEC 27 IN LINE TO FOOT OF OLD DOCK ON GLEN LAKE WHICH PT IS S 41 DEG E 2595 FT FROM 1/4 POST TH AT RIGHT ANGLE TO C/L HWY N 49 DEG E 377.14 FT TH S 41 DEG E 115.5 FT TH S 49 DEG W 377.14 FT TO HWY TH N 41 DEG W 115.5 FT TO POB SEC 27 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 115.50   | 377.14      | 0.9646 | 0.9649 | 2000       | 100   |              | 215,016 |
| 116 Actual Front Feet, | 1.00     | Total Acres |        |        | Total Est. |       | Land Value = | 215,016 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 832 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 575    |          |            |
| 1 Story   | Siding   | Crawl Space | 257    |          |            |
|           |          |             | Total: | 125,466  | 69,005     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 176 | 8,872 | 4,880 |
| WGEP (1 Story) | 87  | 8,685 | 4,777 |
| WCP (1 Story)  | 23  | 1,625 | 894   |

##### Garages

Class: C Exterior: Pole (Unfinished)

|           |     |        |        |           |
|-----------|-----|--------|--------|-----------|
| Base Cost | 685 | 18,618 | 16,756 | *90% Good |
|-----------|-----|--------|--------|-----------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,586 |
|------------------|---|-------|-------|

Totals: 181,105 106,124

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 233,473

2026 Est. T.C.V. 006-127-043-00 = 448,489

Est. TCV/Total Floor Area = 400.44, Most recent sale 08/06/1987 for 0

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 204,900                 | 204,900 | 204,900 | 77,427       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 19,300  | 0       | 0            | 2,090          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 224,200                 | 224,200 | 224,200 | 79,517       | 79,517         | 0       |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-127-044-00   | 2026 Est. T.C.V.    | 6142 S LAKE STREET LLC |
| Property Class: 401 |                     | 6143 S LAKE ST         |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L205 P430 L449 P352/97 L762 P130/03 2003 DESC REVISED DUE TO SPLITS PARCEL A-  
 PRT OF NE 1/4 SEC 27 COM N 1/4 COR SD SEC TH ALG N LN S 88 DEG 29'34" E 693.62  
 FT TH S 36 DEG 18'47" W 293.03 FT FOR POB TH CONT S 36 DEG 18'47" W 200.00 FT TO  
 NELY R/W LAKE ST TH ALG SD R/W N 40 DEG 44'59" W 107.20 FT TH N 36 DEG 18'47" E  
 173.92 FT TH S 54 DEG 49'36" E 104.50 FT TO POB SEC 27 T29N R14W 0.45 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 107.20   | 190.00      | 0.9828 | 0.8130 | 2000       | 100   |              | 171,294 |
| 107 Actual Front Feet, | 0.47     | Total Acres |        |        | Total Est. |       | Land Value = | 171,294 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY      Cls BC      Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 576 SF      Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 576    |          |            |
|         |          |             | Total: | 192,759  | 188,905    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,093 |
| 2 Fixture Bath     | 1 | 4,500 | 4,410 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,430 |
| Water Well, 100 Feet | 1 | 6,514 | 6,384 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 48 | 4,085 | 4,003 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 547 | 8,336 | 8,169 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,896 |
|------------------|---|-------|-------|

Totals:      227,847      223,290

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV:      491,238

2026 Est. T.C.V. 006-127-044-00 = 662,532  
 Est. TCV/Total Floor Area = 575.11, Most recent sale 10/20/2020 for 170,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 290,300       | 290,300    | 290,300 | 237,792      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 41,000     | 0       | 0            | 6,420          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 331,300       | 331,300    | 331,300 | 244,212      | 244,212        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-127-044-01   | 2026 Est. T.C.V.    | LEELANAU COUNTY ROAD COMMISSION |
| Property Class: 402 |                     | W STATE ST                      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

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Default Legal Description

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description    | Frontage | Depth | Front            | Depth | Rate | %Adj. | Reason                  | Value |
|----------------|----------|-------|------------------|-------|------|-------|-------------------------|-------|
| VILLAGE AR ROW |          |       | 0.17 Acres       |       | 0    | 100   |                         | 0     |
|                |          |       | 0.17 Total Acres |       |      |       | Total Est. Land Value = | 0     |

---

2026 Est. T.C.V. 006-127-044-01

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-044-10   | 2026 Est. T.C.V.    | GLEN ARBOR CABIN LLC |
| Property Class: 401 |                     | 6455 W STATE ST      |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L715 P444/03 2003 SPLIT FROM 006-127-044-00 PARCEL B - PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N LN SD SEC S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO POB TH CONT S 36 DEG 18'47" W 280.83 FT TH N 54 DEG 49'36" W 97.50 FT TH N 31 DEG 16'06" E 203.36 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W S 88 DEG 29'34" E 140.50 FT TO POB TOGETHER WITH UTILITY EASEMENT ALG STATE ST WLY TO LAKE ST SEC 27 T29N R14W. 0.45 A.

## Land Value Estimates for Land Table 4120.4120 RESI

|                                                                 |          | * Factors * |        | ADJ FIRE STATION |                   |         |
|-----------------------------------------------------------------|----------|-------------|--------|------------------|-------------------|---------|
| Description                                                     | Frontage | Depth       | Front  | Depth            | Rate %Adj. Reason | Value   |
| C 100' @ 2000/                                                  | 119.00   | 140.00      | 0.9574 | 0.7532           | 2000 100          | 171,633 |
| 119 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = |          |             |        |                  |                   | 171,633 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,710      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 864  |          |            |
| Total:    |          |             |      | 154,325  | 131,177    |

## Other Additions/Adjustments

|                      |  |     |        |         |         |
|----------------------|--|-----|--------|---------|---------|
| Plumbing             |  |     |        |         |         |
| 3 Fixture Bath       |  | 1   | 4,567  | 3,882   |         |
| Water/Sewer          |  |     |        |         |         |
| 2000 Gal Septic      |  | 1   | 9,503  | 8,078   |         |
| Water Well, 200 Feet |  | 1   | 10,774 | 9,158   |         |
| Porches              |  |     |        |         |         |
| WSEP (1 Story)       |  | 160 | 9,262  | 7,873   |         |
| Built-Ins            |  |     |        |         |         |
| Appliance Allow.     |  | 1   | 2,767  | 2,352   |         |
| Microwave            |  | 1   | 423    | 360     |         |
| Fireplaces           |  |     |        |         |         |
| Prefab 2 Story       |  | 1   | 3,170  | 2,694   |         |
| Deck                 |  |     |        |         |         |
| Treated Wood         |  | 15  | 685    | 582     |         |
| Totals:              |  |     |        | 195,476 | 166,156 |

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 365,543

|                                    |         |           |                |        |         |
|------------------------------------|---------|-----------|----------------|--------|---------|
| 2026 Est. T.C.V. 006-127-044-10    |         |           |                | =      | 543,886 |
| Est. TCV/Total Floor Area = 419.67 |         |           |                |        |         |
| 2025 Assessed                      | MBOR    | S.E.V.    | Base for Cap   | IRM    |         |
| 240,300                            | 240,300 | 240,300   | 169,343        | 2.70   |         |
| 2026 New Eq. Adjustment            | Loss    | Additions | Tax Adjustment | Losses |         |
| 0                                  | 31,600  | 0         | 4,572          | 0      |         |

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Parcel Number: 45-006-127-044-10Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 271,900       | 271,900 | 271,900 | 173,915 | 173,915     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-044-20   | 2026 Est. T.C.V.    | CHURCH MARY S TRUST  |
| Property Class: 401 |                     | 6497 W STATE ST      |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L715 P444/03 L834 P723/04 2003 SPLIT FROM 006-127-044-00 PARCEL C - PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N SEC LN S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W N 88 DEG 29'34" W 140.50 FT TO POB TH S 31 DEG 16'06" W 203.36 FT TH N 54 DEG 49'36" W 70.35 FT TH N 05 DEG 02'37" E 137.80 FT TO S R/W STATE ST TH S 88 DEG 29'34" E 151.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W. 0.40 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 124.00   | 170.00      | 0.9476 | 0.7907 | 2000       | 100   |              | 185,817 |
| 124 Actual Front Feet, | 0.48     | Total Acres |        |        | Total Est. |       | Land Value = | 185,817 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 38.49 | 96   | 50     | 1,847      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,347      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 2172 SF Floor Area = 2422 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,172 |          |            |
| 1 Story | Siding   | Overhang    | 250   |          |            |
|         |          | Total:      |       | 413,976  | 331,180    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 4 | 26,863 | 21,490 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 72  | 5,457  | 4,366  |
| WSEP (1 Story) | 200 | 14,214 | 11,371 |

#### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 450 | 7,331 | 7,184 | *98% Good |
|--------------|-----|-------|-------|-----------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 630 | 39,740 | 31,792 |
| Common Wall: 1.5 Wall | 1   | -4,596 | -3,677 |
| Door Opener           | 2   | 1,343  | 1,074  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |
|----------------------|---|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 523,872 420,416

Parcel Number: 45-006-127-044-20

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## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 924,915

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2026 Est. T.C.V. 006-127-044-20 = 1,120,079  
 Est. TCV/Total Floor Area = 462.46, Most recent sale 08/27/2019 for 589,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 482,900       | 482,900        | 482,900 | 358,613      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 77,100         | 0       | 0            | 9,682          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 560,000       | 560,000        | 560,000 | 368,295      | 368,295        | 368,295 |  |

KONOLD STEVE & JODIE  
S LAKE ST  
GLEN ARBOR, MI 49636

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 102,300  | 102,300        | 102,300 | 102,300      | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 0              | 0       | 0            | 0              | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 102,300  | 102,300        | 102,300 | 105,062      | 102,300        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-044-32   | 2026 Est. T.C.V.    | KONOLD STEVE & JODIE |
| Property Class: 402 |                     | S LAKE ST            |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PARCEL "2": (AS SURVEYED)

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, OLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION THENCE SOUTH 88°31'47" EAST, 693.54 FEET ALONG THE NORTH LINE OF SECTION 27; THENCE SOUTH 36°16'34" WEST, 12.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE STREET AS RECORDED IN LIBER 365, PAGE 20; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 88°31'47" WEST, 291.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°00'42" WEST, 137.80 FEET; THENCE NORTH 88°21'41 • WEST, 121.78 FEET; THENCE NORTH 01 °31 '57" EAST, 137.18 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE STREET; THENCE ALONG SAID RIGHT OF WAY SOUTH 88°31'47" EAST, 130.13 FEET TO THE POINT OF BEGINNING. CONTAINING I 7,301 SQUARE FEET MORE OR LESS. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT ON 07/31/2024 FROM 006-127-044-30;

Split/Comb. on 07/31/2024 completed 07/31/2024 TIM ;

Parent Parcel(s): 006-127-044-30;

Child Parcel(s): 006-127-044-31, 006-127-044-32, 006-127-044-33;

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 127.35   | 135.86 | 0.9414 | 0.7476 | 2000       | 100   |              | 179,234 |
| 127 Actual Front Feet, 0.40 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 179,234 |

2026 Est. T.C.V. 006-127-044-32 = 179,234

Est. TCV/Total Floor Area = 74.00

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 89,600                  | 89,600 | 89,600    | 89,600         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,600                  | 89,600 | 89,600    | 92,019         | 89,600      | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-044-33   | 2026 Est. T.C.V.    | KONOLD STEVE & JODIE |
| Property Class: 401 |                     | 6131 S LAKE ST       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## PARCEL "3": (AS SURVEYED)

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 27, TOWN 29NORTH, RANGE 14 WEST  
 OLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE  
 NORTH 1/4 CORER OF SAID SECTION THENCE SOUTH 88°31'47" EAST, 693.54 FEET ALONG  
 THE NORTH LINE OF SECTION 27; THENCE SOUTH 36°16'34" WEST, 12.20 FEET TO THE  
 SOUTHERLY RIGHT OF WAY OF STATE STREET AS RECORDED IN LIBER 365, PAGE 20; THENCE  
 ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 88°31'47" WEST, 291.42; THENCE SOUTH  
 05°00'42" WEST, 137.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54°51 '49"  
 EAST, 63.35 FEET; THENCE SOUTH 36°16'34" WEST. 173.92 FEET TO THE NORTHEASTERLY  
 RIGHT OF WAY OF LAKE STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 40°47'12" WEST,  
 149.95 FEET; THENCE NORTH 47°35'50" EAST, 35.46 FEET; THENCE NORTH 01 °31 '57"  
 EAST, 42.72 FEET; THENCE SOUTH 88°21 '41" EAST, 121.78 FEET TO THE POINT OF  
 BEGINNING. CONTAINING 20,617 SQUARE FEET MORE OR LESS.  
 SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF  
 RECORD, IF ANY.

SPLIT ON 07/31/2024 FROM 006-127-044-30;

Split/Comb. on 07/31/2024 completed 07/31/2024 TIM ;  
 Parent Parcel(s): 006-127-044-30;  
 Child Parcel(s): 006-127-044-31, 006-127-044-32, 006-127-044-33;  
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## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 149.95   | 137.46      | 0.9037 | 0.7498 | 2000       | 100   |              | 203,194 |
| 150 Actual Front Feet, | 0.47     | Total Acres |        |        | Total Est. |       | Land Value = | 203,194 |

|                            |               |           |  |       |          |
|----------------------------|---------------|-----------|--|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.5 STORY |  | Cls C | Blt 2025 |
|----------------------------|---------------|-----------|--|-------|----------|

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2353 SF Floor Area = 3530 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,353  |          |            |
|           |          |             | Total: | 419,711  | 415,514    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 3 | 13,700 | 13,563 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 54  | 1,809 | 1,791 |
| Treated Wood | 346 | 5,830 | 5,772 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 450 | 20,660 | 20,453 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,138 |
|----------------|---|-------|-------|

Parcel Number: 45-006-127-044-33

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 Totals: 484,569 479,722

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,055,388  
 60% Completed => Est. True Cash Value 2026 = 633,233

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2026 Est. T.C.V. 006-127-044-33 = 836,427

Est. TCV/Total Floor Area = 236.95

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 151,900       | 151,900    | 151,900 | 151,900      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 255,300       | 11,000     | 0       | 255,300      | 4,101          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 418,200       | 418,200    | 418,200 | 411,301      | 411,301        | 0       |  |

45-006-127-045-10  
Property Class: 402  
Map #: 55,54

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SELOKE DENNIS J & POLLY S  
S SUNSET DR  
GLEN ARBOR, MI 49636

A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01°42'00" EAST, 2570.70 FEET; THENCE SOUTH 47°19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST, 39.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 54°57'54" WEST, 230.00 FEET; THENCE NORTH 47°39'38" WEST, 205.00 FEET; THENCE NMIH 54°57'54" EAST, 230.00 FEET; THENCE SOUTH 47°39'38" EAST, 205.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.06 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF SUNSET DRIVE. SUBJECT TO AN EASEMENT FOR CONSUMERS POWER COMPANY AS RECORDED IN LIBER 102, PAGE 513. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

SPLIT ON 08/17/2016 FROM 006-127-045-00;  
FORMERLY PART OF 006-127-045-10 DESCRIBED AS L178 P744 L250 P348 L350 P518 L386 P1 L495 P589/98 PRT GOVT LOT 2 SEC 27 COM N 1/4 SEC COR TH S 88 DEG 18' W 414.62 FT TO C/L ST RD M-22 TH ON C/L S 1 DEG 42' E 2570.7 FT TO POB TH S 47 DEG 19' E 1698 FT TO C/L CO RD TH S 54 DEG 57' W 217.7 FT ALG C/L TH N 47 DEG 32' W 1378.84 FT TO C/L M-22 TH N 1 DEG 42' W ON C/L 373.53 FT TO POB SEC 27 T29N R14W 9 A M/L.

Split/Comb. on 08/17/2016 completed 08/17/2016 TIM ;  
Parent Parcel(s): 006-127-045-00;  
Child Parcel(s): 006-127-045-01, 006-127-045-10;  
-----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 800/          | 230.00   | 205.00      | 0.7471 | 0.7685 | 800        | 100   |              | 105,647 |
| 230 Actual Front Feet, | 1.08     | Total Acres |        |        | Total Est. |       | Land Value = | 105,647 |

2026 Est. T.C.V. 006-127-045-10 = 105,647

Est. TCV/Total Floor Area = 29.93

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 73,600                  | 73,600  | 73,600    | 6,967          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -20,800 | 0         | 0              | 188         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 52,800                  | 52,800  | 52,800    | 7,155          | 7,155       | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-127-046-00   | 2026 Est. T.C.V.    | SELKOE DENNIS J TRUST |
| Property Class: 401 |                     | 6599 S SUNSET DR      |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L350 P519 L385 P999/94 PRT GOVT LOT 2 SEC 27 COM N 1/4 POST SEC TH S 88 DEG 18' W 414.62 FT TO C/L M-22 TH S 1 DEG 42' E ON C/L 2944.23 FT TH S 47 DEG 32' E 1378.84 FT TO C/L SUNSET DR & POB TH S 47 DEG 32' E 223.38 FT TO SHR GLEN LAKE TH N 54 DEG 09' 15" E 102.11 FT ALG SHR TH N 47 DEG 32' W 221.92 FT TO C/L SUNSET DR TH ALG C/L S 54 DEG 57' W 102.42 FT TO POB SEC 27 T29N R14W .52 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 220.00 | 1.0000 | 0.7487 | 21000 | 100   |                        | 1,572,354                         |
| GROUP A 21000                           | 2.00     | 220.00 | 1.0000 | 0.7487 | 21000 | 50    | SURPLUS: ZONING 100 ft | 15,724                            |
| 102 Actual Front Feet, 0.52 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,588,078 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = 960 SF Floor Area = 1644 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Basement   | 960  |          |            |
| 1 Story | Siding   | Overhang   | 684  |          |            |
| Total:  |          |            |      | 267,502  | 173,875    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 7,777 | 5,055 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 684 | 42,182 | 27,418 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |
| Door Opener         | 2   | 1,343  | 873    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 5,543 |
|------------------|---|-------|-------|

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 816 | 16,720 | 10,868 |
|-----|-----|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 365,871 | 237,813 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 642,095

2026 Est. T.C.V. 006-127-046-00

= 2,235,173

Parcel Number: 45-006-127-046-00

Page: 2

Est. TCV/Total Floor Area = 1359.59

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,070,200     | 1,070,200      | 1,070,200 | 304,850      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 47,400         | 0         | 0            | 8,230          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,117,600     | 1,117,600      | 1,117,600 | 313,080      | 313,080        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-127-047-00   | 2026 Est. T.C.V.    | KNIGHT LESTER B III & REBECCA |
| Property Class: 401 |                     | 6591 S SUNSET DR              |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L625 P5/02 PRT GOVT LOT 2 SEC 27 COM N 1/4 SEC COR TH S 88 DEG 18' W 414.62 FT  
 TO C/L ST RD M-22 TH S 1 DEG 42' E ON C/L 2570.7 FT TH S 47 DEG 19' E 1698 FT  
 M/L TO C/L CO RD TH S 54 DEG 57' W 15 FT FOR POB TH S 47 DEG 19' E 223.38 FT M/L  
 TO SHR GLEN LAKE TH SWLY ALG SHR 149.49 FT TH N 47 DEG 32' W 221.92 FT TO C/L CO  
 RD TH N 54 DEG 57' E ON C/L TO POB SEC 27 T29N R14W .76 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 222.19 | 0.9608 | 0.7506 | 21000 | 100   |                        | 1,514,530                         |
| GROUP A 21000                           | 49.00    | 222.19 | 0.9608 | 0.7506 | 21000 | 50    | SURPLUS: ZONING 100 ft | 371,060                           |
| 149 Actual Front Feet, 0.76 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,885,590 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 53.05 | 700  | 50     | 18,567     |
| D/W/P: 3.5 Concrete | 7.73  | 468  | 0      | 0          |
| Wood Frame/Conc.    | 38.00 | 339  | 50     | 6,441      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| BOAT HOIST                                          | 2,000.00 | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 32,008     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 2732 SF Floor Area = 3415 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,732  |          |            |
|            |          |             | Total: | 521,988  | 391,489    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |
| Separate Shower    | 1 | 2,720  | 2,040  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|                      |     |       |       |
|----------------------|-----|-------|-------|
| CPP                  | 78  | 2,232 | 1,674 |
| CPP                  | 339 | 7,292 | 5,469 |
| Foundation: Basement | 339 | 9,817 | 7,363 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 189 | 4,171 | 3,128 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 467 | 29,813 | 22,360 |
| Door Opener | 1   | 672    | 504    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
| Security System  | 1 | 9,772 | 7,329 |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,396 |
|------------------|---|-------|-------|

Totals: 628,604 471,451

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,272,918

2026 Est. T.C.V. 006-127-047-00 = 3,190,516

Est. TCV/Total Floor Area = 934.27

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,520,900     | 1,520,900      | 1,520,900 | 866,884      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 74,400         | 0         | 0            | 23,405         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,595,300     | 1,595,300      | 1,595,300 | 890,289      | 890,289        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-048-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #: 56           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959 PRT E 1/2 SEC 28 & PRT W 1/2 SEC 27 COM N 1/4 COR SEC 27 TH N 88 DEG 18' W 414.62 FT TO C/ LN ST RD M-22 TH ON C/L S 1 DEG 24' E 3558. 42 FT TH ON C/L SELY317.04 FT IN ARC OF 9 DEG CURVE LFT WITHRAD OF 636.62 FT CHD BRG & DIST S 15 DEG 47' E 313.77 FT TH S 29 DEG 53' E 197.87FT ON C/L TO POB TH S 26 DEG 21' W 650.5FT TH S 74 DEG 14' W 1146.68 FT TH N 37 DEG 14' W 4081.34 FT TH N 12 DEG 54' W 1072.78 FT TH N 78 DEG 23' E 2310 FT TH S 73 DEG 30' E 440.85 FT TH N 16 DEG 30'E 66 FT TH N 73 DEG 30' W 477.06 FT TH N11 DEG 29' W TO N LN SEC 27 TH W ON N LN TO S LN PIERCE STOCKING DEV NO 1 TH ALG S LN SD PIERCE STOCKING DEV NO 1 TO N-S 1/4 LN SEC 28 TH S ON SD 1/4 LN TO S LN SEC 28 TH E TO POINT 524 FT W OF S 1/4 COR SEC 27 TH N 27 DEG 30' E 1196.6 FT TO C/L M-22 TH N 29 DEG 53' W ON C/L TO POB SEC 27 & 28 T29N R14W 255 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason    | Value |
|---------------------------|----------|-------------|-------|-------|-------------------------|-------|-----------|-------|
| VILLAGE AR >10 ACRES 50K/ | 255.00   | Acres       | 50000 | 50    | SHAPE TOPOGRAPHY        | INT   | 6,375,000 |       |
|                           | 255.00   | Total Acres |       |       | Total Est. Land Value = |       | 6,375,000 |       |

2026 Est. T.C.V. 006-127-048-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-049-01   | 2026 Est. T.C.V.    | FABER PETE           |
| Property Class: 401 |                     | 6084 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PARCEL "A" OF SURVEY 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°59'52" WEST, 224.83 FEET; THENCE SOUTH 01°20'17" WEST, 100.00 FEET; SOUTH 88°59'37" EAST, 225.08 FEET; THENCE NORTH 01 ° 29'00" WEST, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 25,465 SQUARE FEET OF LAND. SUBJECT TO RIGHT-OF-WAY FOR STATE HIGHWAY M-22 OVER THE EAST 33 FEET THEREOF. ALSO SUBJECT TO AND TOGETHER WITH 20 FOOT PRIVATE EASEMENT

SPLIT ON 11/15/2021 FROM 006-127-049-10

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
 Parent Parcel(s): 006-127-049-10;  
 Child Parcel(s): 006-127-049-01, 006-127-049-02, 006-127-049-03,  
 006-127-049-04;

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 172.46 | 1.0000 | 0.7935 | 2000 | 100   |                         | 158,701 |
| 100 Actual Front Feet, 0.40 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 158,701 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 10.45 | 1000 | 50     | 5,225      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 5,225      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1704 SF Floor Area = 2556 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,704  |          |            |
|           |          |            | Total: | 426,057  | 421,796    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1475 | 40,327 | 39,924 |
|-----------------|------|--------|--------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 316 | 10,902 | 10,793 |
|---------------|-----|--------|--------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -3,033 |
| Door Opener         | 2    | 1,343  | 1,330  |
| Base Cost           | 1200 | 65,640 | 64,984 |

|         |         |         |
|---------|---------|---------|
| Totals: | 561,273 | 555,662 |
|---------|---------|---------|

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,222,456

2026 Est. T.C.V. 006-127-049-01 = 1,386,382

Parcel Number: 45-006-127-049-01

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Est. TCV/Total Floor Area = 542.40

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 588,200       | 588,200        | 588,200 | 507,642      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 105,000        | 0       | 0            | 13,706         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 693,200       | 693,200        | 693,200 | 521,348      | 521,348        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-049-02   | 2026 Est. T.C.V.    | FABER PETE           |
| Property Class: 402 |                     | S GLEN LAKE RD       |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PARCEL "B" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE NORTH 88°59'52" WEST, 224.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°59'52" WEST, 170.87 FEET; THECE SOUTH 01 °20'17" EAST, 100.00 FEET; THENCE SOUTH 88°59'37" EAST, 170.87 FEET; THENCE NORTH 01°20'17" EAST, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17,061 SQUARE FEET OF LAND. SUBJECT TO AND TOGETHER WITH 20 FOOT PRIVATE EASEMENT.

SPLIT ON 11/15/2021 FROM 006-127-049-10;

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
 Parent Parcel(s): 006-127-049-10;  
 Child Parcel(s): 006-127-049-01, 006-127-049-02, 006-127-049-03,  
 006-127-049-04;

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 100.00   | 170.61      | 1.0000 | 0.7914 | 3400       | 100   |              | 269,065 |
| 100 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. |       | Land Value = | 269,065 |

2026 Est. T.C.V. 006-127-049-02 = 269,065

Est. TCV/Total Floor Area = 105.27

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 138,500                 | 138,500 | 138,500   | 29,852         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,000  | 0         | 0              | 806         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 134,500                 | 134,500 | 134,500   | 30,658         | 30,658      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-127-049-03   | 2026 Est. T.C.V.    | MORGAN JOHN D & DEBORAH A & |
| Property Class: 401 |                     | 6104 S GLEN LAKE RD         |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

PARCEL "C" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 CORNER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE NORTH 88°59'52" WEST, 395.69 FEET; THENCE SOUTH 01 °20'17" EAST, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 °20'17" EAST, 100.00 FEET; THENCE SOUTH 88°59'21" EAST, 179.08 FEET; THENCE NORTH 01°20'17" WEST, 100.00 FEET; THENCE NORTH 88°59'37" WEST, 179.08 FEET TO THE POINT OF BEGINNING. CONTAINING 16,367 SQUARE FEET OF LAND. SUBJECT TO AND TOGETHER WITH 20 FOOT PRIVATE EASEMENT

SPLIT ON 11/15/2021 FROM 006-127-049-10;

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
 Parent Parcel(s): 006-127-049-10;  
 Child Parcel(s): 006-127-049-01, 006-127-049-02, 006-127-049-03,  
 006-127-049-04;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/                          | 100.00   | 178.82 | 1.0000 | 0.8007 | 3400       | 100   |              | 272,245 |
| 100 Actual Front Feet, 0.41 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 272,245 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value              |
|-----------------------------------|------|------|--------|-------------------------|
| D/W/P: Crushed Rock               | 2.31 | 1000 | 50     | 1,155                   |
| Total Estimated Land Improvements |      |      |        | True Cash Value = 1,155 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1952

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1512 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,512  |          |            |
|         |          |             | Total: | 231,234  | 196,541    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| Separate Shower    | 1 | 1,336 | 1,136 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 280 | 10,324 | 8,775 |
|---------------|-----|--------|-------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,262 | 1,073 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,537 |
|------------------|---|-------|-------|

Parcel Number: 45-006-127-049-03

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 Totals: 268,908 228,564

Notes:

 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 502,841
 

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2026 Est. T.C.V. 006-127-049-03 = 776,241

Est. TCV/Total Floor Area = 513.39, Most recent sale 04/03/2025 for 885,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 348,100                 | 348,100 | 348,100   | 278,576        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 40,000  | 0         | 109,524        | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 388,100                 | 388,100 | 388,100   | 286,097        | 388,100     | 0       |

45-006-127-049-04  
Property Class: 402  
Map #: 53

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

HENNESSEY JOHN M & CHRISTINE M  
S GLEN LAKE RD  
GLEN ARBOR, MI 49636

PARCEL "D" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE SOUTH 01 °29'00" EAST, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 °29'00" EAST, 100.00 FEET; THENCE NORTH 88°59'21" WEST, 217.12 FEET; THENCE NORTH 01 °20'17" WEST, 100.00 FEET; THENCE SOUTH 88°59'37" EAST, 216.87 FEET TO THE POINT OF BEGINNING. CONTAINING 21,670 SQUARE FEET OF LAND. SUBJECT TO RIGHT-OF-WAY FOR STATE HIGHWAY M-22 OVER THE EAST 33 FEET THEREOF. ALSO SUBJECT TO AND TOGETHER WITH 20 FOOT PRIVATE EASEMENT

SPLIT ON 01/03/2022 FROM 006-127-049-10;

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
Parent Parcel(s): 006-127-049-10;  
Child Parcel(s): 006-127-049-01, 006-127-049-02, 006-127-049-03,  
006-127-049-04;  
-----

Land Value Estimates for Land Table 4120.4120 RESI  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 216.70 | 1.0000 | 0.8401 | 3400 | 100   |                         | 285,642 |
| 100 Actual Front Feet, 0.50 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 285,642 |

2026 Est. T.C.V. 006-127-049-04 = 285,642

Est. TCV/Total Floor Area = 188.92, Most recent sale 06/16/2023 for 260,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 147,000                 | 147,000 | 147,000 | 86,604       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -4,200  | 0       | 0            | 2,338          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 142,800                 | 142,800 | 142,800 | 88,942       | 88,942         | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-127-051-01   | 2026 Est. T.C.V.    | DOTTERWEICH ANDREW C II TRUST & |
| Property Class: 401 |                     | 6200 S GLEN LAKE RD             |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

DC L444 P655 L444 P657/97 L575 P179/01 PRT NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH  
 N 88 DEG 45'55" W ALG N SEC LN 414.00 FT TO C/L ST HWY M-22 TH S 1 DEG 07'40" E  
 ALG SD C/L 925.87 FT TH N 88 DEG 45'45" W 53.04 FT TO POB TH S 1 DEG 07'40" E  
 ALG W'LY LN SD HWY 257.08 FT TH N 54 DEG 18'0" W 75.04 FT TH N 88 DEG 45'45" W  
 219.05 FT TH N 1 DEG 11'0" W 214.48 FT TH S 88 DEG 45'45" E 279.31 FT TO POB SEC  
 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 214.48   | 249.00      | 0.8263 | 0.8698 | 2000       | 100   |              | 308,317 |
| 214 Actual Front Feet, | 1.23     | Total Acres |        |        | Total Est. |       | Land Value = | 308,317 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95     | 2250 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1836 SF Floor Area = 1836 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,836  |          |            |
|         |          |            | Total: | 247,626  | 160,958    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 60 | 2,016 | 1,310 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,209 | 786   |
| 3 Fixture Bath     | 1 | 3,794 | 2,466 |
| Extra Sink         | 1 | 766   | 498   |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

|               |     |       |       |
|---------------|-----|-------|-------|
| Porches       |     |       |       |
| WCP (1 Story) | 245 | 8,702 | 5,656 |
| WCP (1 Story) | 60  | 3,424 | 2,226 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 234 | 4,413 | 2,868 |

#### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 960 | 31,738 | 20,630 |
| Door Opener                                                 | 3   | 1,430  | 929    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,190 | 1,423 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 319,237 | 207,503 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 456,507

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2026 Est. T.C.V. 006-127-051-01 = 769,824  
 Est. TCV/Total Floor Area = 419.29, Most recent sale 03/28/2001 for 199,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 344,900       | 344,900        | 344,900 | 165,536      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 40,000         | 0       | 0            | 4,469          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 384,900       | 384,900        | 384,900 | 170,005      | 170,005        | 170,005 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-051-10   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S GLEN LAKE RD       |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L189 P460 4-20-77 PRT OF NW 1/4 COM N 1/4 COR TH ELY ALG N LN 414 FT TO C/L  
 STATE HWY M-22 TH S 2 DEG 23' E ALG SD C/L 1526 FT M/L TH WLY 33 FT FOR POB TH  
 CONT WLY TO & ALG N LN OF LOT 28 PLAT OF FOREST HAVEN 300 FT TH NELY 245.52 FT  
 TO NE COR OF LOT 18 OF SD PLAT TH ELY 300 FT TH S 2 DEG 23' E 245.42 FT TO POB  
 SEC 27 T29N R14W 1.69 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 245.00   | 289.00 | 0.7993 | 0.9028 | 2000 | 100   |                         | 353,595 |
| 245 Actual Front Feet, 1.63 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 353,595 |

2026 Est. T.C.V. 006-127-051-10 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-051-20   | 2026 Est. T.C.V.    | BOOTH MARY M         |
| Property Class: 401 |                     | 6216 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L285 P406/88 L695 P990/03 L808 P149&175/04 PRT NW 1/4 SEC 27 COM N 1/4 COR SD  
 SEC TH N 88 DEG 45' 45" W ALG N SEC LN 414.00 FT TO C/L ST HWY M-22 TH S 1 DEG  
 07' 40" E ALG SD C/L 1280.26 FT TH N 88 DEG 45' 45" W 53.04 FT FOR POB TH N 88  
 DEG 45' 45" W 278.96 FT TO SE COR LOT 17 PLAT OF FOREST HAVEN TH N 1 DEG 11' W  
 ALG E LN SD PLAT 140.00 FT TH S 88 DEG 45' 45" E 219.05 FT TH S 54 DEG 18' 0" E  
 75.04 FT TH S 1 DEG 07' 40" E ALG WLY LN ST HWY M-22 97.50 FT TO POB CONSISTING  
 OF INTEREST TO RANDALL A & MELISSA L THOMAS AND PAMELA J HARGREAVES (AS TENANTS  
 IN COMMON) SEC 27 T29N R14W. .87 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth            | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|------------------|--------|--------|-------------------------|-------|--------|---------|
| C 100' @ 2000/         | 130.00   | 291.52           | 0.9365 | 0.9048 | 2000                    | 100   |        | 220,308 |
| 130 Actual Front Feet, |          | 0.87 Total Acres |        |        | Total Est. Land Value = |       |        | 220,308 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Wood Bsmnt. | 1,120  |          |            |
|         |          |             | Total: | 183,917  | 128,755    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 84  | 2,291 | 1,604 |
| Treated Wood | 77  | 2,173 | 1,521 |
| Treated Wood | 256 | 4,785 | 3,349 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 25,771 | 18,040 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| WPP | 15 | 795 | 556 |
|-----|----|-----|-----|

Totals: 242,381 169,680

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 373,296

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2026 Est. T.C.V. 006-127-051-20 = 595,104  
 Est. TCV/Total Floor Area = 531.34, Most recent sale 12/16/2016 for 260,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 266,300       | 266,300        | 266,300 | 149,042      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,300         | 0       | 0            | 4,024          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 297,600       | 297,600        | 297,600 | 153,066      | 153,066        | 0       |  |

GLEN ARBOR TOWNSHIP

|      |          |                |        |              |                |         |
|------|----------|----------------|--------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|      | 0        | 0              | 0      | 0            | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
|      | 0        | 0              | 0      | 0            | 0              | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
|      | 0        | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-053-00   | 2026 Est. T.C.V.    | LICHLITER BRUCE E    |
| Property Class: 401 |                     | 6463 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L425 P353/96 L561 P764 L559 P582/00 L562 P568/00 & SURVEY PARCEL B - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO A PT ON C/L SUNSET DR TH SWLY LONG CH-S 11 DEG 24' 11" W 111.41 FT ALG C/L SUNSET DR FOR POB TH S 52 DEG 26' 20" E 267.70 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 23 DEG 00' 56"W 103.31 FT ALG SD TRAVERSE LN TH LEAVING SD TRAVERSE LN N 52 DEG 26' 20" W 275.30 FT TO C/L SUNSET DR TH NELY LONG CH-N 27 DEG 09' 45" E 101.67 FT ALG C/L SUNSET DR TO POB SEC 27 T29N R14W 0.62 A.

YEAR 2000 LAND DIVISION SPLIT 127-053-00 INTO PARCELS 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-020 (PARCEL C, ACCROSS THE STREET)

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 262.81 | 1.0000 | 0.7828 | 21000 | 100   |                        | 1,643,825 |
| GROUP A 21000                                                   | 2.76     | 262.81 | 1.0000 | 0.7828 | 21000 | 50    | SURPLUS: ZONING 100 ft | 22,709    |
| 103 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,666,535 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 42.11 | 80   | 50     | 1,684      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,184      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1742 SF Floor Area = 2392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,742  |          |            |
| 1 Story | Siding   | Overhang    | 650    |          |            |
|         |          |             | Total: | 367,333  | 293,866    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 6,716 | 5,373 |
| 2 Fixture Bath | 2 | 8,999 | 7,199 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 165 | 9,798 | 7,838 |
|---------------|-----|-------|-------|

##### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 112 | 2,331 | 1,865 |
| Pine w/Roof (Roof portion) | 112 | 2,694 | 2,155 |
| Treated Wood               | 136 | 3,350 | 2,680 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 644 | 40,385 | 32,308 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Parcel Number: 45-006-127-053-00

Page: 2

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,626 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 459,778 | 367,822 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 993,119

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-127-053-00 | = | 2,663,838 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1113.64

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,276,700               | 1,276,700 | 1,276,700 | 360,913      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 55,200    | 0         | 0            | 9,744          | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,331,900               | 1,331,900 | 1,331,900 | 370,657      | 370,657        | 370,657 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-053-10   | 2026 Est. T.C.V.    | LICHLITER BRUCE E    |
| Property Class: 402 |                     | S SUNSET DR          |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L559 P582/00 L562 P565 & SURVEY PARCEL A - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO PT ON C/L SUNSET DR & POB TH S 52 DEG 26' 20" E 280.07 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 17 DEG 23' 01" W 106.54 FT ALG SD TRAVERSE LN TH LEAVING SD TRAVERSE LN N 52 DEG 26' 20" W 267.70 FT TO C/L SUNSET DR TH NELY LONG CH-N 11 DEG 24' 11" E 111.41 FT ALG C/L SUNSET DR TO POB SEC 27 T29N R14W 0.62 A.

YEAR 2000 LAND DIVISION SPLIT 127-053-00 INTO PARCELS 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-020 (PARCEL C, ACCROSS THE STREET)

SPLIT 127-053-00 TO BE 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-20 (PARCEL C)

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 249.69 | 1.0000 | 0.7728 | 21000 | 100   |                        | 1,622,912 |
| GROUP A 21000                                                   | 8.16     | 249.69 | 1.0000 | 0.7728 | 21000 | 50    | SURPLUS: ZONING 100 ft | 66,247    |
| 108 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,689,160 |

2026 Est. T.C.V. 006-127-053-10 = 1,689,160

Est. TCV/Total Floor Area = 706.17

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 804,400                 | 804,400 | 804,400   | 210,612        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 40,200  | 0         | 0              | 5,686       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 844,600                 | 844,600 | 844,600   | 216,298        | 216,298     | 216,298 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-053-20   | 2026 Est. T.C.V.    | LICHLITER BRUCE E    |
| Property Class: 402 |                     | S SUNSET DR          |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L559 P582 L562 P571/00 & SURVEY PARCEL C - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO PT ON C/L SUNSET DR & POB TH SWLY LONG CH-S 18 DEG 55' 13" W 211.07 FT ALG C/L SUNSET DR TH N 52 DEG 26' 20" W 326.31 FT TH N 37 DEG 35' 30" E 200.00 FT TH S 52 DEG 26' 20" E 258.72FT TO C/L SUNSET DR & POB SEC 27 T29N R14W 1.39 A.

YEAR 2000 LAND DIVISION SPLIT 127-053-00 INTO PARCELS 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-020 (PARCEL C, ACCROSS THE STREET)

YEAR 2000 LAND DIVISION SPLIT 127-053-00 INTO PARCELS 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-020 (PARCEL C, ACCROSS THE STREET)

Land Value Estimates for Land Table 4120.4120 RESI

|                                                                 |          | * Factors * |        | LOW / WET |            |              |
|-----------------------------------------------------------------|----------|-------------|--------|-----------|------------|--------------|
| Description                                                     | Frontage | Depth       | Front  | Depth     | Rate %Adj. | Reason Value |
| E 100' @ 800/                                                   | 200.00   | 302.74      | 0.7846 | 0.8809    | 800 100    | 110,577      |
| 200 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = |          |             |        |           |            | 110,577      |

2026 Est. T.C.V. 006-127-053-20 = 110,577

Est. TCV/Total Floor Area = 46.23

|                         |         |        |              |                |         |
|-------------------------|---------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |
| 73,100                  | 73,100  | 73,100 | 38,823       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | -17,800 | 0      | 0            | 1,048          | 0       |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 55,300                  | 55,300  | 55,300 | 39,871       | 39,871         | 39,871  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-054-00   | 2026 Est. T.C.V.    | CORN DANIEL E &      |
| Property Class: 401 |                     | 6469 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L282 P781 L404 P885/95 L761 P433/03 PRT GOVT LOT 2 SEC 27 BEG AT PT ON GLEN LAKE S 31 DEG 10' W 655 FT FROM INT OF C/L LAKE ST WITH GLEN LAKE TH S 31 DEG 10' W 100 FT TH N 51 DEG 10' W 300 FT M/L TO CO HWY TH NELY ALG C/L CO HWY 100 FT TH S 51 DEG 10' E 300 FT M/L TO POB SEC 27 T29N R14W .70 A.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 304.92 | 1.0000 | 0.8124 | 21000 | 100   |        | 1,706,048                         |
| 100 Actual Front Feet, 0.70 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,706,048 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Hot Water

Ground Area = 1788 SF Floor Area = 1788 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 80    |          |            |
| 1 Story | Siding   | Crawl Space | 532   |          |            |
| 1 Story | Siding   | Slab        | 1,176 |          |            |
| Total:  |          |             |       | 211,280  | 116,202    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 3 Fixture Bath     | 1 | 3,794 | 2,087 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 30 | 1,295 | 712 |
|--------------|----|-------|-----|

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 768 | 23,939 | 13,166 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,182 |
|------------|---|-------|-------|

Totals: 255,595 140,575

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 379,553

2026 Est. T.C.V. 006-127-054-00 = 2,087,101

Est. TCV/Total Floor Area = 1167.28

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |  |
|-------------------------|---------|-----------|----------------|--------|--|--|
| 995,800                 | 995,800 | 995,800   | 578,277        | 2.70   |  |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |  |
| 0                       | 47,800  | 0         | 15,613         | 0      |  |  |

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,043,600     | 1,043,600 | 1,043,600 | 593,890 | 593,890     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-055-00   | 2026 Est. T.C.V.    | CORNILLIE FAMILY LLC |
| Property Class: 401 |                     | 6477 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L268 P154 L301 P156/89 L561 P946/00 BEG AT PT ON GLEN LAKE S 31 DEG 10' W 755 FT FROM INTERSECTION OF C/L OF LAKE ST WITH GLEN LAKE TH S 31 DEG 10' W 100 FT TH N 51 DEG 10' W 300 FT TO CO ROAD TH NE'LY 100 FT TH S 51 DEG 10' E 300 FT TO POB SEC 27 T29N R14W .69 A M/L.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                           | 100.00   | 300.56 | 1.0000 | 0.8095 | 21000 | 100   |        | 1,699,922                         |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,699,922 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 21.97 | 240  | 50     | 2,636      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,136      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1896 SF Floor Area = 1896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,896  |          |            |
|         |          |             | Total: | 217,640  | 119,701    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 2 Fixture Bath     | 1 | 2,552 | 1,404 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 576 | 19,452 | 10,699 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,586 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 257,483 | 141,616 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 382,363

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Wall/Floor Furnace

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 480  |          |            |

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|                             |         |        |        |
|-----------------------------|---------|--------|--------|
|                             | Total:  | 64,010 | 32,004 |
| Other Additions/Adjustments |         |        |        |
| Plumbing                    |         |        |        |
| Average Fixture(s)          | 1       | 1,209  | 604    |
| Built-Ins                   |         |        |        |
| Appliance Allow.            | 1       | 1,934  | 967    |
| Fireplaces                  |         |        |        |
| Prefab 1 Story              | 1       | 2,190  | 1,095  |
|                             | Totals: | 69,343 | 34,670 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 93,609

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2026 Est. T.C.V. 006-127-055-00 = 2,181,030

Est. TCV/Total Floor Area = 917.94

|               |            |           |              |                |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,039,900     | 1,039,900  | 1,039,900 | 296,837      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 50,600     | 0         | 0            | 8,014          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,090,500     | 1,090,500  | 1,090,500 | 304,851      | 304,851        | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-127-056-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     |                   |
| Map #: 53           | GLEN ARBOR TOWNSHIP | ,                 |

L184 P231 7-76 PRT NW 1/4 OF NW 1/4 COM N 1/4 COR TH W ALG N SEC LN 1,780 FT M/L  
 TO POB TH S 16 DEG 10' W 170.30 FT M/L TO SW COR LOT 7 FOREST HAVEN SUBD TH N 11  
 DEG 29' W TO N SEC LN TH E TO POB SEC 27 T29N R14W. .53 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| E 100' @ 800/                           | 150.00   | 160.98 | 0.8677 | 0.7062 | 800  | 100   |                         | 73,527 |
| 150 Actual Front Feet, 0.55 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 73,527 |

|                                  |      |        |
|----------------------------------|------|--------|
| 2026 Est. T.C.V. 006-127-056-00  | =    | 0      |
| Est. TCV/Total Floor Area = 0.00 |      |        |
| 2025 Assessed                    | MBOR | S.E.V. |
| 0                                | 0    | 0      |
|                                  |      |        |
| 2026 New Eq. Adjustment          | Loss |        |
| 0                                | 0    | 0      |
| 2026 Assessed                    | MBOR | S.E.V. |
| 0                                | 0    | 0      |

  

|  |              |                |         |
|--|--------------|----------------|---------|
|  | Base for Cap | IRM            |         |
|  | 0            | 2.70           |         |
|  |              |                |         |
|  | Additions    | Tax Adjustment | Losses  |
|  | 0            | 0              | 0       |
|  | Capped       | ->Taxable<-    | PRE/MBT |
|  | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-127-057-00   | 2026 Est. T.C.V.    | SUDSLAND LLC         |
| Property Class: 401 |                     | 6016 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L311 P414&418 L313 P416/90 L333 P761 L375 P117/93 L688 P652&672/02 PRT OF NE 1/4 OF NW 1/4 SEC 27 COM AT N 1/4 COR SEC 27 TH ALG N SEC LN N 88 DEG 45' 50" W 414 FT TO C/L ST HWY M-22 TH ALG SD C/L S 1 DEG 07' 40" E 43 FT FOR POB TH ALG SD C/L S 1 DEG 07' 40" E 120 FT TH N 88 DEG 45' 50" W 377.73 FT TH ALG ELY LN OF PLAT OF FOREST HAVEN N 1 DEG 13' 10" W 120 FT TH S 88 DEG 45' 50" E 377.91 FT TO POB SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 120.00   | 377.00      | 0.9554 | 0.9649 | 2000       | 100   |              | 221,248 |
| 120 Actual Front Feet, | 1.04     | Total Acres |        |        | Total Est. |       | Land Value = | 221,248 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1900

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 750 SF Floor Area = 750 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 750    |          |            |
|         |          |            | Total: | 79,602   | 43,781     |

#### Other Additions/Adjustments

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

|               |    |       |       |
|---------------|----|-------|-------|
| Porches       |    |       |       |
| WCP (1 Story) | 64 | 3,230 | 1,776 |

|                  |   |       |     |
|------------------|---|-------|-----|
| Built-Ins        |   |       |     |
| Appliance Allow. | 1 | 1,639 | 901 |

|            |   |       |     |
|------------|---|-------|-----|
| Fireplaces |   |       |     |
| Wood Stove | 1 | 1,780 | 979 |

Totals: 95,694 52,631

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 115,788

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014

Description of Occupancy: DRIAN FIELD

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
|                  | Col. | Rate | SqFt   | Adj.   | Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 0

Parcel Number: 45-006-127-057-00

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| Unit in Place Items     | Rate     | Quantity | Arch | %Good | Depr.Cost |
|-------------------------|----------|----------|------|-------|-----------|
| /CI3/PLUAW/SEWD/GRAOSBA | 1.47     | 6000     | 1.00 | 100   | 8,820     |
| /CI3/PLUAW/SEWD/GRIPSA  | 13387.50 | 1        | 1.00 | 100   | 13,388    |
| /CI3/PLUAW/SEWD/LEALPPA | 10.08    | 300      | 1.00 | 100   | 3,024     |

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA)1.500 =&gt; TCV of Bldg: 1 = 37,848

Total Estimated True Cash Value of Commercial/Industrial Buildings = 37,848

2026 Est. T.C.V. 006-127-057-00 = 376,384

Est. TCV/Total Floor Area = 501.85, Most recent sale 12/21/2016 for 162,165

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 178,000       | 178,000        | 178,000 | 113,507      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 10,200         | 0       | 0            | 3,064          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 188,200       | 188,200        | 188,200 | 116,571      | 116,571        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-128-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | M 109                |
| Map #: 56           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959 11-76 W 1/2 SECTION 28 EXC PAR BEG AT NW COR SEC TH E 132 FT TH S  
 509.45 FT TH W 132 FT TH N TO POB ALSO EXC PLAT OF PINE HAVEN NO 2 SEC 28 T29N  
 R14W 300 A M/L.  
 2014 PRIOR - FORMERLY KNOWN AS 129-001-00

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description          | Frontage | Depth              | Front | Depth | Rate                         | %Adj. | Reason | Value     |
|----------------------|----------|--------------------|-------|-------|------------------------------|-------|--------|-----------|
| VILLAGE AR >10 ACRES | 50K/     | 300.00 Acres       | 50000 | 50    | SIZE SHAPE TOPOGRAPHY ISSUES |       |        | 7,500,000 |
|                      |          | 300.00 Total Acres |       |       | Total Est. Land Value =      |       |        | 7,500,000 |

2026 Est. T.C.V. 006-128-001-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |



|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-128-002-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | M 109             |
| Map #: 61           | GLEN ARBOR TOWNSHIP | ,                 |

L207 P991 PRT OF NW 1/4 OF NW 1/4 BEG AT NW COR SEC TH S 89 DEG 34' E 132 FT ON  
 N SEC LNTH S 509.45 FT TH N 89 DEG 34' W 132 FT TH N ON SEC LN 509.45 FT TO POB  
 SEC 28 T29N R14W 1.54 A M/L.  
 2014 PRIOR - FORMERLY KNOWN AS 129-002-00

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth            | Front | Depth | Rate | %Adj. | Reason                  | Value  |
|---------------------------|----------|------------------|-------|-------|------|-------|-------------------------|--------|
| VILLAGE AR >10 ACRES 50K/ |          | 1.54 Acres       | 50000 | 100   |      |       |                         | 77,000 |
|                           |          | 1.54 Total Acres |       |       |      |       | Total Est. Land Value = | 77,000 |

|                                 |   |   |
|---------------------------------|---|---|
| 2026 Est. T.C.V. 006-128-002-00 | = | 0 |
|---------------------------------|---|---|

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-003-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 401 |                     | W STOCKING DR        |
| Map #: 57           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959/76 L214 P25/79 L207 P991 L251 P252/84 L244 P959/76 NE 1/4 EXC  
 PRIVATELY OWNED LAND AND ALSO EXC SKYLINE SUBDIVISION NO. 1 ACREAGE INCLUDES  
 SKYLINE SUBDIVISION NO. 1 SEC 29 T29N R14W 154.16 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description          | Frontage | Depth              | Front | Depth | Rate  | %Adj. | Reason                  | Value     |
|----------------------|----------|--------------------|-------|-------|-------|-------|-------------------------|-----------|
| VILLAGE AR >10 ACRES | 50K/     | 154.56 Acres       |       |       | 50000 | 100   |                         | 7,728,000 |
|                      |          | 154.56 Total Acres |       |       |       |       | Total Est. Land Value = | 7,728,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories                              | Exterior             | Foundation | Size | Cost New | Depr. Cost |
|--------------------------------------|----------------------|------------|------|----------|------------|
| Other Additions/Adjustments          |                      |            |      |          |            |
| Plumbing                             |                      |            |      |          |            |
| 3                                    | Fixture Bath         |            | 1    | -4,567   | -2,969     |
| Water/Sewer                          |                      |            |      |          |            |
| 1                                    | Water Well, 200 Feet |            | 1    | 10,774   | 7,003      |
| Garages                              |                      |            |      |          |            |
| Class: C Exterior: Pole (Unfinished) |                      |            |      |          |            |
|                                      | Base Cost            |            | 1368 | 32,996   | 21,447     |
| Totals:                              |                      |            |      | 39,203   | 25,481     |

Notes:

ECF (090 EXEMPT) 1.000 => TCV: 25,481

|                                  |      |        |              |                |         |
|----------------------------------|------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-129-003-00  |      |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |      |        |              |                |         |
| 2025 Assessed                    | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment          |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-005-00   | 2026 Est. T.C.V.    | STOCKING HOUSE TRUST |
| Property Class: 401 |                     | 8039 W STOCKING RD   |
| Map #: 57           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L215 P915 L333 P263 L483 P929-931/98 L811 P612/04 PRT OF NE 1/4 SEC 29 COM AT NE SEC COR TH S 415.0 FT ALG E SEC LN FOR POB TH S 659.90 FT ALG E SEC LN TH S 74 DEG 03'W 76.90 FT TH N 87 DEG 26'W 168.87 FT TH N67 DEG 57'W 88.97 FT TH N 53 DEG 07'W 119.83 FT TH N 35 DEG 46'W 138 FT TH NELY 560.00 FT M/L TO A POINT ON S R/W LN OF EXISTING 60 FT EASEMENT "STOCKING RD" WHICH IS S 61 DEG 26' W OF E SEC LN AND 185 FT W OF POB ON E SEC LN TH E 185 FT M/L TO POB SEC 29 T29N R14W 5.32 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                    | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|---------------------------|-----------|
| A 100' @ 7000/                          | 400.00   | 413.82 | 0.6501 | 0.9876 | 7000 | 100   |                           | 1,797,594 |
| E 100' @ 800/                           | 160.00   | 413.82 | 0.5472 | 0.9827 | 800  | 50    | SURPLUS: PARK RESTRICTION | 34,413    |
| 560 Actual Front Feet, 5.32 Total Acres |          |        |        |        |      |       |                           |           |
| Total Est. Land Value =                 |          |        |        |        |      |       |                           | 1,832,007 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 100  | 50     | 922        |
| D/W/P: Flagstone/Sand      | 21.39 | 280  | 0      | 0          |
| D/W/P: 4in Concrete        | 7.10  | 144  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,922      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2002 SF Floor Area = 2002 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Brick    | Crawl Space | 2,002 |          |            |
| Total:  |          |             |       | 302,776  | 196,785    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 139 | 4,075 | 2,649 |
| CCP (1 Story) | 102 | 3,069 | 1,995 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 509 | 20,111 | 13,072 |
| Common Wall: 1.5 Wall | 1   | -3,269 | -2,125 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 6,940 |
|------------------|---|--------|-------|

Totals: 356,853 231,936

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 510,259

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Ag. Bld 1 1970, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average  
 Height: 12 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 30.14 | 480  | 14,467   |
| Default Walls | 10.63 | 480  | 5,102    |

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 8,806  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV of Bldg: 1 = 19,373

Total Estimated True Cash Value of Agricultural Buildings = 19,373

2026 Est. T.C.V. 006-129-005-00 = 2,367,561

Est. TCV/Total Floor Area = 1182.60, Most recent sale 05/07/2004 for 0

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 923,000                 | 923,000   | 923,000   | 461,336      | 2.70           |         |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 260,800   | 0         | 0            | 12,456         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,183,800               | 1,183,800 | 1,183,800 | 473,792      | 473,792        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-008-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S STOCKING DR        |
| Map #: 60           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959/76 L239 P29/82 L236 P964/83 L229 P599/82 L244 P959/76 L199 P853/78  
 L244 P92 ENTIRE SE 1/4 SEC 29 EXC PRIVATELY OWNED LAND SEC 29 T29N R14W 158.02 A  
 M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth              | Front | Depth | Rate                    | %Adj. | Reason | Value     |
|---------------------------|----------|--------------------|-------|-------|-------------------------|-------|--------|-----------|
| VILLAGE AR >10 ACRES 50K/ |          | 158.02 Acres       | 50000 | 100   | LITTLE GLEN AREA        |       |        | 7,901,000 |
|                           |          | 158.02 Total Acres |       |       | Total Est. Land Value = |       |        | 7,901,000 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-129-008-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-011-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #: 58           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959/76 L207 P469 L198 P360/78 NW 1/4 EXC PRIVATELY OWNED LAND SEC 29 T29N  
R14W 143.408 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth              | Front | Depth | Rate                    | %Adj. | Reason | Value     |
|---------------------------|----------|--------------------|-------|-------|-------------------------|-------|--------|-----------|
| VILLAGE AR >10 ACRES 50K/ |          | 143.41 Acres       | 50000 | 100   | LITTLE GLEN AREA        |       |        | 7,170,400 |
|                           |          | 143.41 Total Acres |       |       | Total Est. Land Value = |       |        | 7,170,400 |

2026 Est. T.C.V. 006-129-011-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-011-10   | 2026 Est. T.C.V.    | LEWIS DONALD J       |
| Property Class: 401 |                     | 6141 S DUNE HWY      |
| Map #: 58           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L538 P518/00 PRT SE 1/4 OF NW 1/4 COM AT N 1/4 COR THW 479.3 FT ALG N LN TH S 2  
 DEG 45' 07" W343.07 FT TH S 21 DEG 17' 30" W 1125.35 FT TO POB TH S 69 DEG 49'  
 45" E 800 FT TH S 21 DEG 17' 30" W 215 FT TH N69 DEG 49' 45" W 800 FT TH N 21  
 DEG 17' 30" E 215 FT ALG C/L ST HWY M-109 TO POB SEC 29 T29N R14W 3.45 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| B 100' @ 3400/          | 200.00   | 698.99 | 1.0000 | 1.1259 | 3400 | 100   |                        | 765,603 |
| B 100' @ 3400/          | 15.00    | 698.99 | 1.0000 | 1.1259 | 3400 | 50    | SURPLUS: ZONING 100 ft | 28,710  |
| 3.45 Total Acres        |          |        |        |        |      |       |                        |         |
| Total Est. Land Value = |          |        |        |        |      |       |                        | 794,313 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 4in Concrete | 7.10 | 880  | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71 | 300  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 1900

(11) Heating System: No Heating/Cooling  
 Ground Area = 1158 SF Floor Area = 2026 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,158  |          |            |
|            |          |            | Total: | 249,925  | 137,458    |

#### Other Additions/Adjustments

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 384 | 13,521 | 7,437 |
|---------------|-----|--------|-------|

##### Garages

|                                                            |     |         |         |            |
|------------------------------------------------------------|-----|---------|---------|------------|
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |         |         |            |
| Base Cost                                                  | 423 | 19,813  | 19,813  | *100% Good |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |         |         |            |
| Base Cost                                                  | 114 | 6,468   | 3,557   |            |
| Totals:                                                    |     | 300,356 | 174,111 |            |

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 383,044  
 60% Completed => Est. True Cash Value 2026 = 229,826

Ag. Bld 1 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good  
 Height: 22 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 35.86 | 4160 | 149,178  |
| Default Walls | 22.93 | 4160 | 95,389   |
| Wall Furnace  | 4.03  | 4160 | 16,765   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 156,799  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV of Bldg: 1 = 344,958

Ag. Bld 2 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good

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Height: 22 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 51.61 | 320  | 16,515   |
| Default Walls | 33.00 | 320  | 10,560   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 16,245  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV of Bldg: 2 = 35,739

Ag. Bld 3 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good  
 Height: 22 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 59.54 | 168  | 10,003   |
| Default Walls | 38.07 | 168  | 6,396    |

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 9,839  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV of Bldg: 3 = 21,647

Total Estimated True Cash Value of Agricultural Buildings = 402,344

2026 Est. T.C.V. 006-129-011-10 = 1,428,983

Est. TCV/Total Floor Area = 705.32

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 638,000                 | 638,000 | 638,000   | 184,446        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 76,500  | 0         | 4,980          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 714,500                 | 714,500 | 714,500   | 189,426        | 189,426     | 0       |  |



|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-129-014-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W DAY FARM RD     |
| Map #: 59           | GLEN ARBOR TOWNSHIP | IN R-O-W,         |

4-75 L206 P366/79 L244 P959/76 L180 P455/75 L190 P522/77 NW 1/4 OF SW 1/4 EXC  
 PRIVATELY OWNED LAND ALSO GOVT LOTS 1 & 2 EXC S 1709.96 FT GOVT LOT 1 MEASURED  
 ALG LAKE SHR LYING ELY M-109 SEC 29 T29N R14W 115.10 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth | Front | Depth | Rate | %Adj.                                      | Reason    | Value |
|---------------------------|----------|-------|-------|-------|------|--------------------------------------------|-----------|-------|
| VILLAGE AR >10 ACRES 50K/ | 115.10   | Acres | 50000 | 100   | 2    | PARCELS ROAD SPLIT - LITTLE GLEN & ADJ WET | 5,        |       |
| 115.10 Total Acres        |          |       |       |       |      | Total Est. Land Value =                    | 5,755,000 |       |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71  | 30   | 97     | 195        |
| Wood Frame                                          | 29.37 | 100  | 97     | 2,849      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 3,044      |

2026 Est. T.C.V. 006-129-014-00

= 0

Est. TCv/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-129-017-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | S DUNE HWY        |
| Map #: 58           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

L207 P469 L405 P799-801/95 BEG AT PT 297 FT N OF SE COR OF W 1/2 OF NW 1/4 SEC  
 29 TH W 520 FT TH N 1000 FT TH E 520 FT TH S TO POB ALSO BEG AT A POINT 297 FT N  
 OF SE COR OF W 1/2 OF NW 1/4 TH N 378.14 FT TH E 147.84 FT M/LTO HWY M-109 TH S  
 21 DEG W 401.28 FT TH S TO POB SEC 29 T29N R14W 12.58 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth             | Front | Depth | Rate | %Adj.                   | Reason | Value   |
|---------------------------|----------|-------------------|-------|-------|------|-------------------------|--------|---------|
| VILLAGE AR >10 ACRES 50K/ |          | 12.58 Acres       | 50000 | 100   | W    | HARRWOOD RD CUTS THRU   |        | 629,000 |
|                           |          | 12.58 Total Acres |       |       |      | Total Est. Land Value = |        | 629,000 |

2026 Est. T.C.V. 006-129-017-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-129-019-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | S DUNE HWY        |
| Map #: 58 & 59      | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

L144 P276 DC L362 P455 L392 P213/94 L781 P741/03 TRACT 20-184 PRT BEG AT PT OF  
 INTER OF S LN OF W 1/2 OF NW 1/4 & C/L OF ST HWY M-109 TH S 11 DEG 30' W ALG SD  
 C/L 330 FT TH W 350 FT TH N 11 DEG 30' E PARALLEL WITH SD C/L 470 FT TH E 350 FT  
 TO SD C/L TH SWLY ALG SD C/L TO POB SEC 29 T29N R14W 3.53 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth            | Front | Depth | Rate | %Adj. | Reason                  | Value   |
|---------------------------|----------|------------------|-------|-------|------|-------|-------------------------|---------|
| VILLAGE AR >10 ACRES 50K/ |          | 3.53 Acres       | 50000 | 100   |      |       |                         | 176,500 |
|                           |          | 3.53 Total Acres |       |       |      |       | Total Est. Land Value = | 176,500 |

2026 Est. T.C.V. 006-129-019-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/15/2003 for 10

|                         |      |           |                |             |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                     |
|---------------------|---------------------|---------------------|
| 45-006-129-024-00   | 2026 Est. T.C.V.    | BRICKER COTTAGE LLC |
| Property Class: 401 |                     | 6847 S DUNE HWY     |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630    |

L1111P322 Part of Government Lot No. I of Section 29, and the Southeast 1/4 of the Southeast 1/4 of Section 30, all in Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, and described as: Commencing at the Southeast corner of said Section 30; thence West on Section line, 226.74 feet to the Easterly right-of-way line of State Highway M-109; thence North 15°45'48" East along said right-of-way line, 348.98 feet to the point of beginning; thence continuing North 15°45'48" East, along said right-of-way line, 124.76 feet; thence South 89°54' 18" East, 290.00 feet to a point on the shore of Glen Lake; thence South 16°53'37" West along said shore 142.27 feet; thence West 105.51 feet; thence North 00° 4 5' 12" East 24.00 feet; thence North 81°12'01" West, 50.49 feet; thence West 127.03 feet to the Easterly right-of-way of State Highway M-1 09 and the point of beginning. Said parcel extends to the water's edge.

L249 P600 L505 P228/99 L221 P296-298 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE1/4 SEC 30 COM SE COR SD SEC 30 TH W ON SEC LN 226.74 FT TO ELY R/W LN ST HWY M-109 TH N 15 DEG 45' 48" E ALG SD R/W 384.98 FT FOR POB TH CONT N 15 DEG 45' 48" E ALG SD R/W 124.76 FT TH S 86 DEG 54' 18" E 290.00 FT TO PT ON SHR GLEN LAKE TH S 16 DEG 53' 37" W ALG SD SHR 142.27 FT TH W 105.51 FT TH N 00 DEG 45' 12" E 24.00 FT TH N 81 DEG 12' 01" W 50.49 FT TH W 127.03 FT TO ELY R/W ST HWY M-109 & TO POB SECS 29 & 30 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason          | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-----------------|-----------------------------------|
| GROUP B 10000                           | 100.00   | 275.00 | 0.9001 | 0.9415 | 10000 | 100   |                 | 847,480                           |
| GROUP B 10000                           | 42.00    | 275.00 | 0.9001 | 0.9415 | 10000 | 50    | SURPLUS: ZONING | 100 ft 177,971                    |
| 142 Actual Front Feet, 0.90 Total Acres |          |        |        |        |       |       |                 | Total Est. Land Value = 1,025,451 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 27.66    | 140  | 50     | 1,936      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,436      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1918

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1272 SF Floor Area = 1272 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories  | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|----------|----------|-------------|--------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 1,160  |          |            |
| 1 Story  | Siding   | Crawl Space | 112    |          |            |
|          |          |             | Total: | 173,954  | 104,355    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 918 | 30,771 | 18,463 |
| Storage Over Garage | 420 | 5,670  | 3,402  |

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|                       |   |         |         |
|-----------------------|---|---------|---------|
| Common Wall: 1/2 Wall | 1 | -1,087  | -652    |
| Door Opener           | 2 | 1,075   | 645     |
| Built-Ins             |   |         |         |
| Appliance Allow.      | 1 | 2,767   | 1,660   |
| Fireplaces            |   |         |         |
| Exterior 1 Story      | 1 | 6,514   | 3,908   |
| Totals:               |   | 236,311 | 141,769 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 382,776

2026 Est. T.C.V. 006-129-024-00 = 1,412,663

Est. TCV/Total Floor Area = 1110.58

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 700,000       | 700,000        | 700,000 | 352,472      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 6,300          | 0       | 0            | 9,516          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 706,300       | 706,300        | 706,300 | 361,988      | 361,988        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-129-024-10   | 2026 Est. T.C.V.    | RIDAY DENNIS RY & MARY LOU |
| Property Class: 401 |                     | 6827 S DUNE HWY            |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L249 P599 L483 P388 L516 P307/99 L221 P296 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 COM SE COR SD SEC 30 TH W ON SEC LN 226.74 FT TO ELY R/W LN OF ST HWYM-109 TH N 15 DEG 45' 48" E ALG SD R/W 509.74 FT FOR POB TH CONT N 15 DEG 45' 48" E ALG SD R/W 56.65 FT TH N 89 DEG 57' 24" E 312.22 FT TO PT ON SHR GLEN LAKE TH S 28 DEG 21' 53" W ALG SD SHR 80.00 FT TH N 86 DEG 54' 18" W 290.00 FT TO ELY R/W OF ST HWY M-109 & TO POB SEC 29 & 30 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------------------------------|
| GROUP B 10000                          | 80.00    | 275.00 | 1.0692 | 0.9415 | 10000 | 100   |        | 805,340                         |
| 80 Actual Front Feet, 0.51 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 805,340 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 35.02 | 68   | 50     | 1,190      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,690      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1940

(11) Heating System: Forced Heat & Cool  
 Ground Area = 636 SF Floor Area = 1272 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 636  |          |            |
| Total:  |          |            |      | 163,864  | 106,510    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WPP           | 42 | 2,068 | 1,344 |
| WCP (1 Story) | 42 | 3,026 | 1,967 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 304 | 14,279 | 9,281 |
| Door Opener | 1   | 537    | 349   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,659 |
|------------|---|-------|-------|

Totals: 205,740 133,730

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 361,071

2026 Est. T.C.V. 006-129-024-10 = 1,169,101

Est. TCV/Total Floor Area = 919.10

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-129-024-10

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 578,500  | 578,500        | 578,500 | 164,324   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 6,100          | 0       | 0         | 4,436          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 584,600  | 584,600        | 584,600 | 168,760   | 168,760        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-028-00   | 2026 Est. T.C.V.    | YANOVER JENNIFER &   |
| Property Class: 401 |                     | 8271 W DAY FOREST RD |
| Map #: 66,60        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

DC L340 P156 L342 P520/92 L607 P357/01 L713 P313/03 PRT OF GOVT LOT 1 SEC 32 & PRT OF GOVT LOT 3 SEC 29 DESC AS BEG AT A PT 475.6 FT W OF & 19.4 FT N OF SE COR SD GOVT LOT 3 SEC 29 TH S 65 DEG 40' W 263.3 FT TO SHR GLEN LAKE TH N 35 DEG 08' W ALG SD SHR 37.40 FT TH N 42 DEG 45' W ALG SD SHR 62.6 FT TH N 56 DEG 01' E 247.80 FT TH S 42 DEG 42' E 145.00 FT TO POB TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT SECS 29 & 32 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| GROUP A 14500          | 100.00   | 250.00      | 1.0000 | 0.9036 | 14500      | 100          |        | 1,310,223 |
| 100 Actual Front Feet, | 0.57     | Total Acres |        |        | Total Est. | Land Value = |        | 1,310,223 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 120  | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71 | 100  | 0      | 0          |
| D/W/P: 4in Concrete | 7.10 | 256  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1967

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1232 SF Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,232  |          |            |
|         |          |             | Total: | 184,005  | 138,011    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 50 | 3,322 | 2,491 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 417 | 6,589 | 4,942 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 624 | 23,169 | 17,377 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 240,326 | 180,250 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 486,675



Parcel Number: 45-006-129-028-00

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 720    |          |            |
| 1 Story | Siding   | Crawl Space | 288    |          |            |
|         |          |             | Total: | 149,544  | 112,165    |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,086 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 62 | 3,889 | 2,917 |
|---------------|----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 312 | 5,448 | 4,086 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 170,447 | 127,842 |
|---------|---------|---------|

Notes: 2023 STRIP TO STUDS

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 345,173

2026 Est. T.C.V. 006-129-028-00 = 2,144,571

Est. TCV/Total Floor Area = 871.42, Most recent sale 10/23/2002 for 1

MCL 211.27(2) nonconsideration value = 192,600, Adjusted Value = 1,951,971

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 959,900       | 959,900 | 959,900 | 503,158      | 2.70 |

|                         |        |           |                |        |
|-------------------------|--------|-----------|----------------|--------|
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses |
| 0                       | 16,100 | 0         | 13,585         | 0      |

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 976,000       | 976,000 | 976,000 | 516,743 | 516,743     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-129-034-00   | 2026 Est. T.C.V.    | HECK LINDA & CHRIS & |
| Property Class: 401 |                     | 6703 S DUNE HWY      |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L328 P16 L344 P749/92 PRT GOVT LOT 1 SEC 29 BEG AT PT ON SHR GLEN LAKE 485.25 FT E & 1068.40 FT N OF SW COR LOT 1 TH N 35 DEG 37' E ALG SHR 90.4 FT TH N 37 DEG 15' E ALG SHR 59.6 FT TH N 60 DEG 51' W 257.83 FT TO SE R/W OF HWY M109 TH S 47 DEG 17'W ALG HWY 80.14 FT TO PT OF CURVE TH SW ALG CURVE CONVEX NW RADIUS OF 1086.66 FT & LONG CHORD WHICH BEARS S 44 DEG 39' W 99.86 FT TH S 65 DEG 29' E 291.82 FT TO BEG SEC 29 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

|                                                                 |          | * Factors * |        |        |       | HOLDING TANK |                        |           |
|-----------------------------------------------------------------|----------|-------------|--------|--------|-------|--------------|------------------------|-----------|
| Description                                                     | Frontage | Depth       | Front  | Depth  | Rate  | %Adj.        | Reason                 | Value     |
| GROUP B 10000                                                   | 100.00   | 275.00      | 0.8872 | 0.9415 | 10000 | 100          |                        | 835,334   |
| GROUP B 10000                                                   | 49.00    | 275.00      | 0.8872 | 0.9415 | 10000 | 50           | SURPLUS: ZONING 100 ft | 204,657   |
| 149 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = |          |             |        |        |       |              |                        | 1,039,991 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 5.88 | 280  | 0      | 0          |
| D/W/P: 4in Concrete   | 6.17 | 400  | 0      | 0          |
| D/W/P: Asphalt Paving | 2.75 | 1500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2332 SF Floor Area = 2332 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,332  |          |            |
|         |          |             | Total: | 328,398  | 197,058    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 263 | 4,442 | 2,665 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,782  | 2,869 |
| Water Well, 200 Feet | 1 | 10,774 | 6,464 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 576 | 24,382 | 14,629 |
| Common Wall: 1.5 Wall | 1   | -3,960 | -2,376 |
| Door Opener           | 1   | 537    | 322    |
| Brick Veneer          | 4   | 68     | 41     |

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 468 | 14,485 | 8,691 |
|-----------|-----|--------|-------|

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 500 | 16,810 | 10,086 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

Totals: 417,897 250,757

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 677,044

2026 Est. T.C.V. 006-129-034-00 = 1,719,410

Est. TCV/Total Floor Area = 737.31, Most recent sale 08/10/2010 for 0

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 846,700       | 846,700        | 846,700 | 410,468      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,000         | 0       | 0            | 11,082         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 859,700       | 859,700        | 859,700 | 421,550      | 421,550        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-129-035-00   | 2026 Est. T.C.V.    | DUDEK KIMBERLY A & FRANCIS C |
| Property Class: 401 |                     | 6727 S DUNE HWY              |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

PRT GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 395.61 FT E & 948.26 FT N OF SW COR  
GOVT LOT 1 TH N 40 DEG 48' E ALG SHR 32.2 FT TH N 35 DEG 37' E ON SHR 117.8 FT  
TH N 65 DEG 29' W 291.82 FT TO SE R/W HWY M-109 TH SW ON R/W BEING A CURVE  
CONVEX NWLY & HAVING A RADIUS OF 1086. 66 FT & CHORD LINE WHICH BEARS S 37 DEG  
16' W 180 FT TH S 71 DEG 1' E 301.24 FT TO POB BEING LOT 4 OF UNRECORDED PLAT  
OF FOREST VIEW SEC 29 T29N R14W 1.09 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP B 10000                           | 100.00   | 316.54 | 0.8855 | 0.9752 | 10000 | 100   |                        | 863,498   |
| GROUP B 10000                           | 50.00    | 316.54 | 0.8855 | 0.9752 | 10000 | 50    | SURPLUS: ZONING 100 ft | 215,875   |
| 150 Actual Front Feet, 1.09 Total Acres |          |        |        |        |       |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |                        | 1,079,373 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16  | 4200 | 50     | 6,636      |
| Wood Frame                                          | 27.66 | 140  | 50     | 1,936      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 8,572      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Brick    | Crawl Space | 780  |          |            |
| 1 Story | Brick    | Slab        | 572  |          |            |
| Total:  |          |             |      | 204,239  | 132,758    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 440 | 18,146 | 11,795 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 245,493 159,575

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 430,853

2026 Est. T.C.V. 006-129-035-00 = 1,518,798

Est. TCV/Total Floor Area = 1123.37, Most recent sale 08/30/2017 for 690,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-129-035-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 748,200  | 748,200        | 748,200 | 417,183   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 11,200         | 0       | 0         | 11,263         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 759,400  | 759,400        | 759,400 | 428,446   | 428,446        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-129-036-00   | 2026 Est. T.C.V.    | MALLON MEG M & DANIEL ELIZABETH A |
| Property Class: 401 |                     | 6679 S DUNE HWY                   |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                  |

L458 P581 L491 P346 L491 P348 L522 P272 L700 P386/03 PRT GOVT LOT 1 SEC 29 COM  
 AT SW COR GOVT LOT 1 TH E 573.98 FT TH N 1189.33 FT TH N 37 DEG 15' E 75.0 FT TO  
 PT ON SHR GLEN LK & POB TH N 37 DEG 15' E ALG SD SHR 75.0 FT TH N 55 DEG 05' W  
 224.12 FT TO SE R/W LN ST HWY M-109 TH S 47 DEG 17' W ALG SD SE R/W LN 90.0 FT  
 TH SELY IN STRAIGHT LN TO POB SEC 29 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------------------------------|
| GROUP B 10000                          | 75.00    | 251.16 | 1.0901 | 0.9204 | 10000 | 100   |        | 752,511                         |
| 75 Actual Front Feet, 0.43 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 752,511 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Fencing: Vnyl, 2 Rail | 18.18 | 72   | 50     | 654        |
| Dock: Light posts     | 47.90 | 320  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 8.33  | 404  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 6.71  | 56   | 0      | 0          |
| Wood Frame            | 30.07 | 96   | 50     | 1,443      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,097      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1481 SF Floor Area = 2592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,481  |          |            |
|            |          |             | Total: | 344,401  | 292,705    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |
| Ceramic Tile Floor | 1 | 1,199 | 1,019 |
| Ceramic Tile Wains | 1 | 2,250 | 1,912 |
| Ceramic Tub Alcove | 1 | 752   | 639   |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 313 | 15,309 | 13,013 |
| WCP (1 Story)  | 60  | 3,801  | 3,231  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 254 | 4,760 | 4,046 |
|--------------|-----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 208 | 9,266 | 7,876 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 535 | 27,879 | 23,697 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,244 |
| Door Opener         | 1   | 537    | 456    |

#### Built-Ins

Parcel Number: 45-006-129-036-00

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|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 2,767   | 2,352   |
| Fireplaces       |   |         |         |
| Interior 2 Story | 1 | 6,649   | 5,652   |
| Raised Hearth    | 1 | 443     | 377     |
| Totals:          |   | 438,586 | 372,762 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,006,457

|                                                                             |         |           |                |             |         |           |  |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|-----------|--|
| 2026 Est. T.C.V. 006-129-036-00                                             |         |           |                |             | =       | 1,766,065 |  |
| Est. TCV/Total Floor Area = 681.35, Most recent sale 10/25/2010 for 705,000 |         |           |                |             |         |           |  |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |           |  |
| 857,100                                                                     | 857,100 | 857,100   | 465,555        | 2.70        |         |           |  |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |           |  |
| 0                                                                           | 25,900  | 0         | 0              | 12,569      | 0       |           |  |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |           |  |
| 883,000                                                                     | 883,000 | 883,000   | 478,124        | 478,124     |         | 0         |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-129-037-00   | 2026 Est. T.C.V.    | WIERENGA BETH W  |
| Property Class: 401 |                     | 6685 S DUNE HWY  |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L318 P425 L318 P636&786/90 L759 P827/03 L913 P608/06 COM AT SW COR GOVT LOT 1  
 SEC 29 TH E 573.98 FT TH N 1189.33 FT TO SHR GLEN LAKE TH N 37 DEG 15' E 75 FT  
 TO PT ON SHR AS POB TH S 37 DEG 15' W ALG SHR 75 FT TH N 60 DEG 51' W 257.83 FT  
 TH N 47 DEG 17' E ALG SELY R/W LN OF HWY M-109 90 FT TH SELY IN STRAIGHT LINE TO  
 POB SEC 29 T29N R14W .44 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                          | 75.00    | 250.00 | 1.0746 | 0.9036 | 14500 | 100   |        | 1,055,945                         |
| 75 Actual Front Feet, 0.43 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,055,945 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 250  | 0      | 0          |
| D/W/P: 4in Concrete | 7.10  | 45   | 0      | 0          |
| Wood Frame          | 28.51 | 120  | 50     | 1,710      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,210      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1993

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1143 SF Floor Area = 1760 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,143 |          |            |
| 1 Story   | Siding   | Overhang    | 25    |          |            |
| 1 Story   | Siding   | Overhang    | 20    |          |            |
| Total:    |          |             |       | 241,528  | 205,295    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| Separate Shower    | 1 | 1,336 | 1,136 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 545 | 9,859 | 8,380 |
| WCP (1 Story) | 200 | 8,652 | 7,354 |

##### Balcony

|              |    |     |     |
|--------------|----|-----|-----|
| Wood Balcony | 19 | 846 | 719 |
|--------------|----|-----|-----|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 593 | 29,923 | 25,435 |
| Storage Over Garage | 445 | 6,008  | 5,107  |
| Door Opener         | 1   | 537    | 456    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|



Parcel Number: 45-006-129-037-00

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 Totals: 321,273 273,078

Notes:

 ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 737,311
 

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2026 Est. T.C.V. 006-129-037-00 = 1,796,466

Est. TCV/Total Floor Area = 1020.72, Most recent sale 11/19/2008 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 883,500       | 883,500        | 883,500 | 207,001      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,700         | 0       | 0            | 5,589          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 898,200       | 898,200        | 898,200 | 212,590      | 212,590        | 212,590 |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-129-038-00   | 2026 Est. T.C.V.    | LOMSKE STEVE     |
| Property Class: 401 |                     | 6663 S DUNE HWY  |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L238 P135 L302 P72 L321 P828/91 PRT GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 664.77 FT E & 1308.75 FT N OF SW COR GOVT LOT 1 TH N 27 DEG 15' E ALG SD SHR 153.40 FT TH N 74 DEG 58' W 226.90 FT TH S 47 DEG 17' E ALG SLY R/W LN M-109 77.82 FT TH S 55 DEG 05" E 224.12 FT TO POB SEC 29 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|---------|
| GROUP B 10000                                                   | 100.00   | 268.85 | 0.9286 | 0.9362 | 10000 | 100   |                        | 869,353 |
| GROUP B 10000                                                   | 28.00    | 268.85 | 0.9286 | 0.9362 | 10000 | 50    | SURPLUS: ZONING 100 ft | 121,709 |
| 128 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 991,063 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 245  | 50     | 5,868      |
| Wood Frame                                          | 35.72    | 64   | 50     | 1,143      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,511      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1561 SF Floor Area = 2342 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,561 |          |            |
| Total:    |          |             |       | 276,306  | 207,228    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 101 | 6,490  | 4,867  |
| WPP            | 896 | 14,202 | 10,651 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,019 |
|------------------|---|-------|-------|

Totals: 324,437 243,324

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 656,975

2026 Est. T.C.V. 006-129-038-00 = 1,656,549

Est. TCV/Total Floor Area = 707.32, Most recent sale 06/22/1989 for 39,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 812,000                 | 812,000 | 812,000 | 145,528      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 16,300  | 0       | 0            | 3,929          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 828,300                 | 828,300 | 828,300 | 149,457      | 149,457        | 0       |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-129-039-00   | 2026 Est. T.C.V.    | BECKER JAMES G & LYNN A |
| Property Class: 401 |                     | 6511 S DUNE HWY         |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L267 P683 L300 P182 L327 P425 L385 P742 L401 P439/95 PRT OF GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 664.77 FT E & 1308.75 FT N OF SW COR SD GOVT LOT TH N 37 DEG 15' E ALG SD SHR 153.4 FT FOR POB TH CONT ALG SHR N 37 DEG 15' E 46.6 FT TH N 31 DEG 50' E ALG SHR 83.4 FT TH N 89 DEG 36' W 236 FT TO SELY R/W LN OF HWY M-109 TH S 47 DEG 17' W ALG SD R/W 75.0 FT TH S 74 DEG 58' E 226.9 FT TO POB SEC 29 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

|                        |          |             |        |        |            |       |                        |  |         |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|--|---------|
|                        |          |             |        |        |            |       |                        |  |         |
|                        |          |             |        |        |            |       |                        |  |         |
|                        |          |             |        |        |            |       |                        |  |         |
| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 |  | Value   |
| GROUP B 10000          | 100.00   | 275.10      | 0.9692 | 0.9416 | 10000      | 100   |                        |  | 912,550 |
| GROUP B 10000          | 11.00    | 275.10      | 0.9692 | 0.9416 | 10000      | 50    | SURPLUS: ZONING 100 ft |  | 50,190  |
| 111 Actual Front Feet, | 0.70     | Total Acres |        |        | Total Est. |       | Land Value =           |  | 962,740 |

#### Land Improvement Cost Estimates

|                                          |  |  |  |  |           |   |     |        |
|------------------------------------------|--|--|--|--|-----------|---|-----|--------|
| Description                              |  |  |  |  |           |   |     |        |
| Residential Local Cost Land Improvements |  |  |  |  |           |   |     |        |
| Description                              |  |  |  |  |           |   |     |        |
| LAND IMPROVEMENTS 10                     |  |  |  |  | 10,000.00 | 1 | 100 | 10,000 |
| Total Estimated Land Improvements        |  |  |  |  |           |   |     | 10,000 |
|                                          |  |  |  |  |           |   |     |        |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1603 SF Floor Area = 2421 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

|           |          |             |        |          |            |
|-----------|----------|-------------|--------|----------|------------|
| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
| 2 Story   | Siding   | Crawl Space | 528    |          |            |
| 1.5 Story | Siding   | Crawl Space | 312    |          |            |
| 1 Story   | Siding   | Crawl Space | 220    |          |            |
| 1.5 Story | Siding   | Crawl Space | 252    |          |            |
| 1 Story   | Siding   | Crawl Space | 291    |          |            |
| 1 Story   | Siding   | Overhang    | 8      |          |            |
|           |          |             | Total: | 360,843  | 288,675    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 156 | 9,393 | 7,514 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 4,872 | 3,898 |
|--------------|-----|-------|-------|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,930 | 3,144 |
|--------------|----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 664 | 41,294 | 33,035 |
| Door Opener | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Parcel Number: 45-006-129-039-00

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## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 457,304 | 365,845 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 987,782

2026 Est. T.C.V. 006-129-039-00 = 1,960,522

Est. TCV/Total Floor Area = 809.80, Most recent sale 03/09/1995 for 370,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 960,800                 | 960,800 | 960,800   | 332,768        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 19,500  | 0         | 8,984          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 980,300                 | 980,300 | 980,300   | 341,752        | 341,752     | 341,752 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-130-001-00   | 2026 Est. T.C.V.    | GIFFIN ELEANOR K TRUST |
| Property Class: 401 |                     | 6777 S DUNE HWY        |
| Map #: 59           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

L446 P968/97 PRT GOVT LOT 1 SEC 29 & PRT OF SE 1/4 SEC 30 BEG AT PT ON SHR GLEN LAKE 254.97 FT E & 686.35 FT N OF SE COR SEC 30 TH N 20 DEG 26' E ALG SHR 52.23 FT TH N 23 DEG 39' E ALG SHR 22.77 FT TO POB TH N 23 DEG 39' E ON SHR 133.6 FT TH N 40 DEG 48' E ON SHR 91.4 FT TH N 71 DEG 01' W 301.24 FT TO SE R/W HWY M-109 TH S 27 DEG 46' W 180 FT TH S 19 DEG 03' W 90 FT TH S 80 DEG 59' E 288.35 FT TO POB SEC 25 & 30 T29N R14W 1.7 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP B 10000                           | 200.00   | 344.43 | 0.7948 | 0.9960 | 10000 | 100   |                        | 1,583,274                         |
| GROUP B 10000                           | 15.00    | 344.43 | 0.7948 | 0.9960 | 10000 | 50    | SURPLUS: ZONING 100 ft | 59,373                            |
| 215 Actual Front Feet, 1.70 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,642,647 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks   | 19.22 | 200  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 7.73  | 100  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 3700 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1988

(11) Heating System: Heat Pump

Ground Area = 1902 SF Floor Area = 3328 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Brick    | Crawl Space | 1,902  |          |            |
|            |          |             | Total: | 503,470  | 327,257    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 2 | 8,999 | 5,849 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 42 | 1,778 | 1,156 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 370 | 6,460 | 4,199 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 814 | 47,586 | 30,931 |
| Storage Over Garage | 407 | 7,188  | 4,672  |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 607,643 | 394,968 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,066,414

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|                            |               |            |        |          |
|----------------------------|---------------|------------|--------|----------|
| Cost Est. for Res. Bldg: 2 | Single Family | 1.25 STORY | Cls CD | Blt 1962 |
|----------------------------|---------------|------------|--------|----------|

(11) Heating System: Forced Air w/o Ducts

Ground Area = 864 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

|            |          |            |        |          |            |
|------------|----------|------------|--------|----------|------------|
| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1.25 Story | Siding   | Slab       | 864    |          |            |
|            |          |            | Total: | 122,920  | 67,604     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
| Separate Shower    | 1 | 1,169 | 643 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,264 | 3,445 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 7,051 | 3,878 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 150,542 | 82,796 |
|---------|---------|--------|

Notes: 6795 RED RENTAL 3BDRM HOME

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 223,550

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|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 3 | Single Family | 1 STORY | Cls D | Blt 1948 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Air w/o Ducts

Ground Area = 264 SF Floor Area = 264 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 264    |          |            |
|         |          |            | Total: | 34,035   | 18,719     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 2,089 | 1,149 |
|-------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 38,770 | 21,323 |
|---------|--------|--------|

Notes: STUDIO RENTAL

Parcel Number: 45-006-130-001-00

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ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 57,572

2026 Est. T.C.V. 006-130-001-00 = 2,997,683

Est. TCV/Total Floor Area = 641.63

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,467,800               | 1,467,800 | 1,467,800 | 432,872      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 31,000    | 0         | 0            | 11,687         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,498,800               | 1,498,800 | 1,498,800 | 444,559      | 444,559        | 417,885 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-130-002-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | 6900 S DUNE HWY      |
| Map #: 61           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L244 P959/76 L198 P883/78 L663 P672/02 ENTIRE SEC 30 EXC PRIVATELY OWNED LAND  
SEC 30 T29N R14W 726.92 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front   | Depth       | Rate   | %Adj. | Reason                  | Value     |
|------------------|----------|-------|---------|-------------|--------|-------|-------------------------|-----------|
| EXEMPT PARK LAND |          |       | 762.920 | Acres       | 10,000 | 100   |                         | 7,629,200 |
|                  |          |       | 762.92  | Total Acres |        |       | Total Est. Land Value = | 7,629,200 |

2026 Est. T.C.V. 006-130-002-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-130-007-00   | 2026 Est. T.C.V.    | STEGE JOINT TRUST |
| Property Class: 401 |                     | 6879 S DUNE HWY   |
| Map #: 59,62        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

L241 P109 L249 P596 DC L575 P24/01 L575 P29/01 L726 P89/03 L932 P369&387/07 PRT  
GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE1/4 SEC 30 BEG 345.5 FT N & 1190 FT M/L E OF  
NW COR GOVT LOT 1 SEC 31-29-14 TH N 89 DEG 12' E 259 FT TO SHR GLEN LK TH S 23  
DEG 09' W ALG SD SHR 184.7 FT TH CONT ALG SHR S 18 DEG 3' W 31.7 FT TH S 89 DEG  
12' W TO E LN ST RD M-109 TH N 15 DEG 4' E ALG E LN TO POB ALSO THE S 25 FT OF  
PRT COM GOVT LOT 1 SEC 31-29-14 TH N 543.5 FT TH N 89 DEG 12' E 1243.3 FT FOR  
POB TH N 89 DEG 12' E 76.7 FT TH S 198 FT TH S 89 DEG 12' W 130 FT TO E LN ST RD  
M-109 TH N 15 DEG 4' E ALG SD E LN 205.9 FT TO POB SECS 29 & 30 T29N R14W.

2/1/12 LAND DIVISION APPLICATION NOT RECEIVED. TAXPAYER RECORDED NEW SURVERY  
SHOWING CURRENT STANDARD, YEAR 1986 ORDINARY HIGH WATER MAREK. THIS WOULD  
PROVDE MORE SQFT IN TOTAL FOR THE PARCEL. -TIM

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP B 10000                                                   | 200.00   | 172.21 | 0.7948 | 0.8375 | 10000 | 100   |                        | 1,331,369 |
| GROUP B 10000                                                   | 15.00    | 172.21 | 0.7948 | 0.8375 | 10000 | 50    | SURPLUS: ZONING 100 ft | 49,926    |
| 215 Actual Front Feet, 0.85 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,381,296 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75     | 1200 | 0      | 0          |
| D/W/P: Asphalt Paving                               | 2.75     | 256  | 0      | 0          |
| Wood Frame                                          | 24.96    | 88   | 50     | 1,098      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,098      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1930

(11) Heating System: Forced Hot Water  
Ground Area = 1504 SF Floor Area = 2258 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 2 Story    | Siding   | Crawl Space | 504   |          |            |
| 1.25 Story | Siding   | Crawl Space | 1,000 |          |            |
| Total:     |          |             |       | 221,459  | 121,801    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 554   |
| 3 Fixture Bath     | 1 | 3,190 | 1,754 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 200 | 13,596 | 7,478 |
| WPP            | 32  | 1,529  | 841   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 506 | 7,135 | 3,924 |
| Treated Wood | 224 | 4,196 | 2,308 |
| Treated Wood | 244 | 4,431 | 2,437 |

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 343 11,840 6,512

Parcel Number: 45-006-130-007-00

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## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 5,205 | 2,863 |
| Wood Stove       | 1 | 1,780 | 979   |

|         |         |         |
|---------|---------|---------|
| Totals: | 286,450 | 157,546 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 425,374

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2026 Est. T.C.V. 006-130-007-00 = 1,812,768

Est. TCV/Total Floor Area = 802.82, Most recent sale 09/16/2011 for 835,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 898,400                 | 898,400 | 898,400   | 444,543        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 8,000   | 0         | 12,002         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 906,400                 | 906,400 | 906,400   | 456,545        | 456,545     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-130-008-00   | 2026 Est. T.C.V.    | BARTLETT JANICE L TR |
| Property Class: 401 |                     | 6985 S DUNE HWY      |
| Map #: 59,62        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L258 P875 L291 P383 /88 L670 P374-377/02 2002 LDA PARCEL A PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 (SW COR OF SE 1/4 OF SE 1/4 SEC 30) TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TO ELY R/W HWY M-109 TH S 15 DEG 14' W ALG SD R/W 412.62 FT TO POB TH N 89 DEG 12' E 214.62 FT TO PT NEAR SHR GLEN LAKE TH S 18 DEG 17' W ALG SD SHR 100.00 FT TH S 89 DEG 12' W 209.28 FT TO ELY R/W LN HWY M-109 TH N 15 DEG 20' E ALG SD R/W 98.38 FT TO POB TOGETHER WITH ALL LANDS BETWEEN SIDE LINES EXT WLY TO C/L HWY M-109 SECS 29 30 & 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------------------------------|
| GROUP B 10000                          | 99.33    | 200.00 | 1.0020 | 0.8694 | 10000 | 100   |        | 865,378                         |
| 99 Actual Front Feet, 0.46 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 865,378 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2128 SF Floor Area = 3192 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,128  |          |            |
|           |          |             | Total: | 458,233  | 389,496    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 840 | 41,017 | 34,864 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Breezeways

|            |     |        |       |
|------------|-----|--------|-------|
| Frame Wall | 120 | 11,137 | 9,466 |
|------------|-----|--------|-------|

Totals: 532,206 452,374

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,221,410

2026 Est. T.C.V. 006-130-008-00 = 2,094,288

Est. TCV/Total Floor Area = 656.11

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |        |  |
|---------------|----------------|-----------|--------------|----------------|--------|--|
| 1,021,800     | 1,021,800      | 1,021,800 | 447,141      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 25,300         | 0         | 0            | 12,072         | 0      |  |

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,047,100     | 1,047,100 | 1,047,100 | 459,213 | 459,213     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-130-008-10   | 2026 Est. T.C.V.    | BARTLETT JANICE L TR |
| Property Class: 402 |                     | S DUNE HWY           |
| Map #: 59,62        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

LDA L670 P374-377/02 2002 SPLIT FROM 006-130-008-00 PARCEL B PRT GOVT LOT 1 SEC 29 & PRT OF SE 1/4 OF OF 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31(SW COR OF SE 1/4 OF SE 1/4 SEC 30)TH N 543.5 FTTH N 89 DEG 12' E 1243 FT TO ELY R/W HWY M-109 TH S 15 DEG 14' W ALG SD R/W 511.0FT TO POB TH N 89 DEG 12' E 209.28 FT TOPT NEAR SHORE GLEN LAKE TH S 18 DEG 17' W 100.00 FT TH S 89 DEG 12' W 203.94 FT TO ELY R/W LN SD HWY M-109 & POB. TOGETHER WITH ALL LANDS BETW SIDE LINES EXT WLY TO C/L HWY M-109. SECS 29 20 & 31 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP B 10000         | 98.00    | 403.00      | 1.0061 | 1.0359 | 10000      | 100   |              | 1,021,333 |
| 98 Actual Front Feet, | 0.91     | Total Acres |        |        | Total Est. |       | Land Value = | 1,021,333 |

2026 Est. T.C.V. 006-130-008-10 = 1,021,333

Est. TCV/Total Floor Area = 319.97

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 510,700       | 510,700        | 510,700 | 103,293      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 2,788          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 510,700       | 510,700        | 510,700 | 106,081      | 106,081        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-130-009-00   | 2026 Est. T.C.V.    | LITTLE GLENN LAKE PROPERTY TRUST |
| Property Class: 401 |                     | 6963 S DUNE HWY                  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

L258 P874 L320 P873 L406 P382/95 GA 392A PRT GOVT LOT 1 SEC 29 PRT S 1/2 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TH S 15 DEG 14' W 412.62 FT TH N 89 DEG 12' E 214.62 FT TH ALG SHR GLEN LK S 18 DEG 17' W 200.00 FT FOR POB TH ALG SD SHR S 18 DEG 17' W 200.80 FT TH S 89 DEG 31' W 192.90 FT TH ALG ELY LN ST HWY M-109 N 15 DEG 20' E 196.47 FT TH N 89 DEG 12' E 203.94 FT TO POB TOGETHER WITH ALL LANDSLYING TO SHR GLEN LK & C/L ST HWY M-109 SECS 29 30 & 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 228.50 | 0.8694 | 0.8835 | 14500 | 100   |                         | 1,113,842                         |
| GROUP A 14500                           | 75.00    | 228.50 | 0.8694 | 0.8835 | 14500 | 50    | SURPLUS: ZONNING 100 FT | 417,691                           |
| 175 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |                         | Total Est. Land Value = 1,531,533 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.15 | 200  | 50     | 3,215      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,215      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = 2386 SF Floor Area = 4176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,386  |          |            |
|            |          |             | Total: | 586,998  | 381,548    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 72 | 2,226 | 1,447 |
| Treated Wood | 30 | 1,399 | 909   |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 320 | 19,290 | 12,538 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |

Class: BC Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 1248 | 39,736 | 25,828 |
|-----------|------|--------|--------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 2,946 |
|----------------|---|-------|-------|

Totals: 676,459 439,695

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,187,177

Parcel Number: 45-006-130-009-00

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|                                    |                |           |              |                |           |  |
|------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-130-009-00    |                |           |              | =              | 2,726,925 |  |
| Est. TCV/Total Floor Area = 653.00 |                |           |              |                |           |  |
| 2025 Assessed                      | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,331,600                          | 1,331,600      | 1,331,600 | 477,990      | 2.70           |           |  |
| 2026 New                           | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                  | 31,900         | 0         | 0            | 12,905         | 0         |  |
| 2026 Assessed                      | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,363,500                          | 1,363,500      | 1,363,500 | 490,895      | 490,895        | 490,895   |  |



|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-130-014-01   | 2026 Est. T.C.V.    | FREEMAN WILLIAM J & JANICE F TRUST |
| Property Class: 401 |                     | 6819 S DUNE HWY                    |
| Map #: 59,62        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                   |

L282 P44 L539 P409-412/00 PRT SE 1/4 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 29  
 BEG AT PT ON SHR GLEN LK 202.60 FT E & 546.33 FT N OF SE COR SEC 30 TH ALG SHR N  
 20 DEG 26' E 125 FT TH N 84 DEG 01' W 283.87 FT TH S 15 DEG 05' W 156 FT TH N 89  
 DEG 12' E 279.3 FT TO POB SECS 29 & 30 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|---------|
| GROUP B 10000                                                   | 100.00   | 280.00 | 0.9352 | 0.9457 | 10000 | 100   |                        | 884,503 |
| GROUP B 10000                                                   | 25.00    | 280.00 | 0.9352 | 0.9457 | 10000 | 50    | SURPLUS: ZONING 100 ft | 110,563 |
| 125 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 995,066 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 3600 | 0      | 0          |
| Wood Frame            | 28.51 | 120  | 50     | 1,710      |
| Wood Frame            | 32.90 | 80   | 50     | 1,316      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,026      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1965

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1140 SF Floor Area = 2280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,140 |          |            |
| Total:  |          |             |       | 289,158  | 202,439    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 104 | 3,125 | 2,187 |
| CPP           | 15  | 419   | 293   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 312 | 5,448 | 3,814 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 273 | 13,377 | 9,364  |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 1   | 537    | 376    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Base Cost   | 1008 | 36,570 | 25,599 |
| Door Opener | 2    | 1,075  | 752    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 369,997 | 259,026 |
|---------|---------|---------|

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 699,370

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2026 Est. T.C.V. 006-130-014-01 = 1,702,462

Est. TCV/Total Floor Area = 746.69

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 839,500       | 839,500        | 839,500 | 292,483      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,700         | 0       | 0            | 7,897          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 851,200       | 851,200        | 851,200 | 300,380      | 300,380        | 300,380 |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-130-014-10   | 2026 Est. T.C.V.    | GIFFIN MICHAEL G & KAREN A |
| Property Class: 401 |                     | 6815 S DUNE HWY            |
| Map #: 59,62        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L277 P42 L314 P107/90 L584 P825/01 PRT SE 1/4 OF SE 1/4 SEC 30 & PRT GOVT LOT 1  
 SEC 29 COM AT PT ON SHR GLEN LK 202.60 FT E & 546.33 FT N OF SE COR SEC 30 TH  
 ALG SHR N 20 DEG 26' E 125 FT FOR POB TH N 84 DEG 01' W 283.87 FT TH ALG ELY LN  
 ST HWY M-109 N 15 DEG 05' E 53.80 FT TH N 19 DEG 03' E 60.20 FT TH S 80 DEG 59' E  
 288.35 FT TH ALG SHR GLEN LK S 23 DEG 39' W 22.77 FT TH S 20 DEG 26' W ALG SHR  
 77.23 FT TO POB SECS 29 & 30 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| GROUP B 10000          | 100.00   | 300.00      | 1.0000 | 0.9622 | 10000      | 100          |        | 962,195 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 962,195 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01     | 2400 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 29.98    | 400  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2012

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2468 SF Floor Area = 3702 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,468  |          |            |
|           |          |            | Total: | 702,774  | 632,497    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 2 | 20,550 | 18,495 |
| 2 Fixture Bath     | 1 | 6,850  | 6,165  |

##### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 11,719 | 10,547 |
| Water Well, 50 Feet | 1 | 3,471  | 3,124  |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 106 | 4,542  | 4,088  |
| WSEP (1 Story) | 191 | 15,620 | 14,058 |

##### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 91  | 2,650  | 2,385  |
| Treated Wood | 838 | 12,042 | 10,838 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,584 | -3,226 |
| Door Opener         | 3    | 2,257  | 2,031  |
| Base Cost           | 1043 | 65,699 | 59,129 |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 7,102 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 855,739 770,165

Parcel Number: 45-006-130-014-10

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Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,079,446

|                                    |                |           |              |                |           |  |
|------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-130-014-10    |                |           |              | =              | 3,049,141 |  |
| Est. TCV/Total Floor Area = 823.65 |                |           |              |                |           |  |
| 2025 Assessed                      | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,470,800                          | 1,470,800      | 1,470,800 | 556,503      | 2.70           |           |  |
| 2026 New                           | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                  | 53,800         | 0         | 0            | 15,025         | 0         |  |
| 2026 Assessed                      | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,524,600                          | 1,524,600      | 1,524,600 | 571,528      | 571,528        | 0         |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-131-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S DUNE HWY           |
| Map #: 62           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-131-001-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-131-005-00   | 2026 Est. T.C.V.    | KAMPS FAMILY COTTAGE LLC |
| Property Class: 401 |                     | 7655 S DUNE HWY          |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

L359 P663/93 L568 P619/01 2007 DESC REVISED (COMB 131-056-00) PRT GOVT LOT 3 & 4  
 BEG AT NW COR SD GOVT LOT 3 TH E ON N LN SD GOVT LOT 3 757.7 FT TH S 6 DEG 48' E  
 608.3 FT TH S 15 DEG 43' E 359 FT TH S 17 DEG 48' E 150 FT TO POB TH N 70 DEG  
 12' E 197 FT TO SHR GLEN LAKE TH S 9 DEG 30' W ALG SD SHR 50.6 FT TH SLY ALG SHR  
 50 FT TH S 70 DEG 12' W TO E R/W LN ST HWY M-109 TH NLY ALG SD E R/W LN & ALG  
 CURVE WLY 100.8 FT TH N 70 DEG 12' E 169.4 FT TO POB SEC 31 T29N R14W

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| GROUP B 10000                           | 100.00   | 200.00 | 1.0000 | 0.8694 | 10000      | 100   | EASEMENT     | 869,442 |
| 100 Actual Front Feet, 0.46 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 869,442 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.28     | 340  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1974

(11) Heating System: Electric Baseboard  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,056  |          |            |
|         |          |             | Total: | 130,602  | 78,361     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 128 | 2,970 | 1,782 |
|--------------|-----|-------|-------|

##### Garages

|                                                             |     |        |       |
|-------------------------------------------------------------|-----|--------|-------|
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |       |
| Base Cost                                                   | 320 | 13,130 | 7,878 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,190 | 1,314 |
|----------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 162,030 | 97,217 |
|---------|---------|--------|

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 262,487

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1965

(11) Heating System: Space Heater  
 Ground Area = 480 SF Floor Area = 480 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Parcel Number: 45-006-131-005-00

Page: 2

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 480    |          |            |
|         |          |            | Total: | 59,680   | 35,807     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 604 |
|--------------------|---|-------|-----|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,191 | 2,515 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |
|----------------------|---|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 71,769 | 43,060 |
|---------|--------|--------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 116,261

2026 Est. T.C.V. 006-131-005-00 = 1,253,190

Est. TCV/Total Floor Area = 815.88, Most recent sale 03/19/1993 for 180,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 619,900                 | 619,900 | 619,900   | 171,798        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 6,700   | 0         | 4,638          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 626,600                 | 626,600 | 626,600   | 176,436        | 176,436     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-131-006-00   | 2026 Est. T.C.V.    | TRIM ELIZABETH ANN & ROGER L |
| Property Class: 401 |                     | 7548 S DUNE HWY              |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

L289 P410 DC L579 P750 DC L638 P289 L781 P138&139/03 PRT GOVT LOT 3 SEC 31 COM  
 NW COR GOVT LOT 2 TH S 00 DEG 48' 42" W 1306.58 FT TO NW COR GOVT LOT 3 TH S 00  
 DEG 28' 39" W 666 FT FOR POB TH N 88 DEG 37' 35" E 547.04 FT TO C/L HWY M-109 TH  
 S 15 DEG 39' 53" E 41.05 FT ALG C/L & CURVE TH SELY ALG C/L M-109 & CURVE TO S  
 LN GOVT LOT 3 TH S 87 DEG 10' 21" W 766.80 FT M/L TH N 0 DEG 28' 39" E 648.85 FT  
 TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

SEE ALSO ACREAGE

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| E 100' @ 800/          | 200.00   | 435.60      | 0.7846 | 1.0005 | 800                     | 100   |        | 125,594 |
| VILLAGE AR RURAL 14K/  |          | 7.00 Acres  |        | 14000  | 100                     |       |        | 98,000  |
| 200 Actual Front Feet, | 9.00     | Total Acres |        |        | Total Est. Land Value = |       |        | 223,594 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31 | 7200 | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71 | 336  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1955

(11) Heating System: Forced Heat & Cool

Ground Area = 1696 SF Floor Area = 1696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,476 |          |            |
| 1 Story | Siding   | Crawl Space | 220   |          |            |
|         |          | Total:      |       | 221,110  | 132,645    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 160 | 11,437 | 6,862 |
| CPP            | 28  | 848    | 509   |
| CPP            | 15  | 419    | 251   |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 19,413 | 11,648 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,309 |
| Door Opener         | 2   | 1,075  | 645    |

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 322    |
| Base Cost   | 1120 | 41,899 | 25,139 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|



Parcel Number: 45-006-131-006-00

Page: 2

Totals: 319,308 191,563

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 =&gt; TCV: 421,439

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C -5 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 480  |          |            |
| Total:  |          |            |      | 66,035   | 39,615     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

## Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 20 | 559 | 335 |
|-----|----|-----|-----|

Totals: 68,045 40,821

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 =&gt; TCV: 89,806

2026 Est. T.C.V. 006-131-006-00 = 739,839

Est. TCV/Total Floor Area = 340.00, Most recent sale 06/17/2005 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 451,700                 | 451,700 | 451,700   | 145,160        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -81,800 | 0         | 3,919          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 369,900                 | 369,900 | 369,900   | 149,079        | 149,079     | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-131-006-10   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | S DUNE HWY        |
| Map #: 64           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

L191 P881/77 GOVT LOT 4 EXC PRT LYING NELY M-109 SEC 31 T29N R14W 38.127 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front        | Depth | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------|--------------|-------|------------|-------|--------------|---------|
| EXEMPT PARK LAND |          |       | 38.127 Acres |       | 10,000     | 100   |              | 381,270 |
|                  |          | 38.13 | Total Acres  |       | Total Est. |       | Land Value = | 381,270 |

2026 Est. T.C.V. 006-131-006-10

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
| 0             | 0              | 0      | 0            | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0      | 0            | 0              | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0             | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-131-007-10   | 2026 Est. T.C.V.    | BUDINGER GAY M TRUST |
| Property Class: 401 |                     | 7484 S DUNE HWY      |
| Map #: 63,65        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L255 P249 2006 DESC REVISED (REF: SPLIT 006-131-007-70) PRT GOVT LOT 2 & 3 COM AT NW COR GOVT LOT 2 TH S 01 DEG 03' 32" W 1000.98 FT TO POB TH CONT S 01 DEG 03' 32" W 305.09 FT TO SW COR GOVT LOT 2 & NW COR GOVT LOT 3 TH ALG W LN LOT 3 S 00 DEG 28' 39" W 200.0 FT TH PAR TO N LN LOT 3 N 88 DEG 37' 36" E 458.58 FT TO C/L M-109 TH N ALG C/L TO A POINT THAT IS S 711.49 FT FROM N LN GOVT LOT 2 TH W TO POINT THAT IS 171.1 FT FROM W LN GOVT LOT 2 TH S 00 DEG 02' 26" W 261.18 FT TH S 88 DEG 11' 29" W 46.92 FT TH 58.07 FT ALG ARC OF 58.44 FT RADIUS CURVE TO LEFT (CH=S 59 DEG 43' 41" W 55.71 FT) TH N 89 DEG 04' 31" W 81.27 FT TO POB SEC 31 T29N R14W.

SPLIT 131-007-70, 1.11 ACRES

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth      | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|------------|--------|--------|-------|-------|-------------------------|---------|
| E 100' @ 800/                           | 200.00   | 435.60     | 0.7846 | 1.0005 | 800   | 100   |                         | 125,594 |
| VILLAGE AR RURAL 14K/                   |          | 4.98 Acres |        |        | 14000 | 100   |                         | 69,720  |
| 200 Actual Front Feet, 6.98 Total Acres |          |            |        |        |       |       | Total Est. Land Value = | 195,314 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = 1724 SF Floor Area = 1900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,724  |          |            |
| 1 Story | Siding   | Overhang   | 44     |          |            |
| 1 Story | Siding   | Overhang   | 132    |          |            |
|         |          |            | Total: | 358,710  | 233,162    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1350 | 72,347 | 47,026 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 2,527  |

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 64  | 2,109 | 1,371 |
| Treated Wood | 341 | 6,121 | 3,979 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 756 | 38,087 | 24,757 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Fireplaces

Parcel Number: 45-006-131-007-10

Page: 2

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 5,522 |
| 2nd on Same Stack | 1 | 5,406 | 3,514 |

|         |         |         |
|---------|---------|---------|
| Totals: | 526,762 | 342,397 |
|---------|---------|---------|

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 =&gt; TCV: 753,273

2026 Est. T.C.V. 006-131-007-10 = 956,087

Est. TCV/Total Floor Area = 503.20, Most recent sale 06/28/1985 for 24,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 532,000                 | 532,000 | 532,000   | 280,562        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -54,000 | 0         | 7,575          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 478,000                 | 478,000 | 478,000   | 288,137        | 288,137     | 288,137 |

45-006-131-007-20  
Property Class: 402  
Map #: 65

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

JOHNSON NICHOLAS D & ELIZABETH C  
S DUNE HWY  
EMPIRE, MI 49630

2022003451 TO CORRECT DESCRIPTION ERROR FROM L172P286 A PARCEL OF LAND IN PART OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 2, S00°48'42"W 1306.58 FEET (RECORDED AS S01°03'32"W) TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 3, S00°24'52"W 420.73 FEET (RECORDED AS S00°28'39"W 421.00 FEET) TO THE POINT OF BEGINNING; THENCE N88°35'36"E 490.73 FEET (RECORDED AS N88°37'36"E 492.64 FEET) TO THE CENTERLINE OF STATE HIGHWAY M-109; THENCE ALONG SAID CENTERLINE ON CURVE TO THE LEFT A DISTANCE OF 244.78 FEET (R=2864.79 FEET, I= 04°53'44", CHORD OF SL2°53'40"E 244.71 FEET) TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED LIBER 261, PAGE 536 (GREENAN TO D'AGOSTINO); THENCE S88°34'39"W 547.10 FEET (RECORDED AS S88°37'36"W 547.04 FEET) ALONG SAID NORTH LINE OF SAID WARRANTY DEED TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N00°24'52"E 240.08 FEET (RECORDED AS N00°28'39"E) TO THE POINT OF BEGINNING.  
CONTAINING 2.85 ACRES OF LAND MORE OR LESS.  
SUBJECT TO THE RIGHT OF WAY FOR STATE HIGHWAY M-109.  
FORMERLY L289 P457-460 L327 P60/91 PRT GOVT LOT 3 SEC 31 COM AT NW COR GOVT LOT 2 TH ALG W LN LOT 2 S 01 DEG 03' 32"W 1306.58 FT TO SW COR LOT 2 & NW COR LOT 3 TH ALG W LN LOT 3 S 00 DEG 28' 39"W 421.0 FT TO POB TH N 88 DEG 37' 36" E 492.64 FT TO C/L M-109 TH S ALG SD C/L 245.0 FT TH SWLY TO A PT ON W LN LOT 3 245.0 FT S 00 DEG 28' 39" W OF POB TH N 00 DEG 28' 39" E 245.0 FT TO POB SEC 31 T29N R14W 2.85 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

|                           |                |                  |                |             |         |         |
|---------------------------|----------------|------------------|----------------|-------------|---------|---------|
| 2026 Est. T.C.V.          | 006-131-007-20 |                  |                |             | =       | 150,144 |
| Est. TCV/Total Floor Area | = 79.02,       | Most recent sale | 05/31/2024     | for         | 187,500 |         |
| 2025 Assessed             | MBOR           | S.E.V.           | Base for Cap   | IRM         |         |         |
| 95,800                    | 95,800         | 95,800           | 95,800         | 2.70        |         |         |
| 2026 New Eq. Adjustment   | Loss           | Additions        | Tax Adjustment | Losses      |         |         |
| 0                         | -20,700        | 0                | -20,700        | 0           |         |         |
| 2026 Assessed             | MBOR           | S.E.V.           | Capped         | ->Taxable<- | PRE/MBT |         |
| 75,100                    | 75,100         | 75,100           | 98,386         | 75,100      | 0       |         |

|                     |                     |                    |
|---------------------|---------------------|--------------------|
| 45-006-131-007-30   | 2026 Est. T.C.V.    | GARTHE ROBERT J JR |
| Property Class: 401 |                     | 7296 S DUNE HWY    |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630   |

PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 TH S 01 DEG 03' 32" W 400.0 FT TO  
POB TH CONT S 01 DEG 03' 32" W 312 FT TH DUE E TO C/L OF M-109 TH NLY ALG C/L 12  
FT M/L TH W 372 FT TH N 1 DEG 03' 32" E 300 FT TH W 100 FT TO POB SEC 31 T29N  
R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| E 100' @ 800/                           | 100.00   | 312.00 | 1.0000 | 0.8902 | 800  | 100   |        | 71,215                         |
| 100 Actual Front Feet, 0.72 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 71,215 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D-10 Blt 1978

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 560  |          |            |
| Total:  |          |            |      | 38,455   | 24,996     |

#### Other Additions/Adjustments

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,724 |
| Water Well, 100 Feet | 1 | 5,252 | 3,414 |

##### Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

|                   |     |        |        |
|-------------------|-----|--------|--------|
| Base Cost         | 560 | 18,665 | 12,132 |
| No Concrete Floor | 560 | -3,119 | -2,027 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,639 | 1,065 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 1,780 | 1,157 |
|------------|---|-------|-------|

Totals: 66,863 43,461

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 95,613

2026 Est. T.C.V. 006-131-007-30 = 168,328

Est. TCV/Total Floor Area = 300.59

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,100                  | 86,100 | 86,100    | 35,695         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -1,900 | 0         | 963            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 84,200                  | 84,200 | 84,200    | 36,658         | 36,658      | 36,658  |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-131-007-40   | 2026 Est. T.C.V.    | KLAFETA CLAUDIA R TRUST |
| Property Class: 401 |                     | 7379 S DUNE HWY         |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

DC L638 P987 L638 P988/02 PRT GOVT LOT 2 COM AT NW COR SD GOVT LOT2 TH S 1 DEG 03' 32" W 400 FT TH E 100 FT TH S 1 DEG 03' 32" E 300 FT TH E 372 FT TH SWLY ALG C/L M-109 127.57 FT FOR POB TH NELY ON C/L 100.94 FT TH E 490 FT M/L TO SHR GLEN LAKE TH S 9 DEG 25' W 70 FT TH S 0 DEG 09' 49" E 95 FT TH SWLY TO C/L M-109 TH NELY 89 FT TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP B 10000                           | 100.00   | 500.00 | 0.8605 | 1.0933 | 10000 | 100   |                        | 940,763                           |
| GROUP B 10000                           | 65.00    | 500.00 | 0.8605 | 1.0933 | 10000 | 50    | SURPLUS: ZONING 100 ft | 305,748                           |
| 165 Actual Front Feet, 1.89 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,246,511 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 9.05     | 970  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 2012

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2489 SF Floor Area = 4196 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,489  |          |            |
| 1 Story   | Siding   | Overhang    | 462    |          |            |
|           |          |             | Total: | 761,447  | 685,338    |

#### Other Additions/Adjustments

|              |      |        |        |
|--------------|------|--------|--------|
| Exterior     |      |        |        |
| Stone Veneer | 1168 | 59,369 | 53,432 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 4 | 41,101 | 36,991 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,547 |
| Water Well, 100 Feet | 1 | 6,941  | 6,247  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 55  | 2,478  | 2,230  |
| CCP (1 Story)  | 101 | 4,341  | 3,907  |
| CCP (1 Story)  | 57  | 2,563  | 2,307  |
| CCP (1 Story)  | 17  | 1,114  | 1,003  |
| WSEP (1 Story) | 843 | 55,933 | 50,340 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,504  | 1,354  |
| Base Cost   | 1050 | 66,140 | 59,526 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 9,604 | 8,644 |
| 2nd on Same Stack | 1 | 6,044 | 5,440 |

Parcel Number: 45-006-131-007-40

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## Local Cost Items

GENERATOR

1

1

1

\*95% Good

Totals: 1,040,406 936,403

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,528,288

2026 Est. T.C.V. 006-131-007-40

= 3,779,799

Est. TCV/Total Floor Area = 900.81, Most recent sale 06/17/2009 for 900,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,831,300               | 1,831,300 | 1,831,300 | 866,672        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 58,600    | 0         | 23,400         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,889,900               | 1,889,900 | 1,889,900 | 890,072        | 890,072     | 0       |  |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-131-007-50   | 2026 Est. T.C.V.    | EARDLEY JEFFREY N & MONIQUE L |
| Property Class: 401 |                     | 7385 S DUNE HWY               |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L407 P933/95 L423 P818 L497 P578/98 L927 P595&615/07 PRT GOVT LOT 2 SEC 31 COM  
 ALG C/L M-109 209 FT N OF S LN GOVT LOT 2 TH N 88 DEG 37' 36" E 513.36 FT TH N  
 00 DEG 09' 49" W 100 FT TH S 88 DEG 27' 18" W TO C/L M-109 FOR POB TH N 88 DEG  
 27' 18" E TO SHR GLEN LAKE TH N 00 DEG 09' 49" W 95.4 FT ALG SD SHR TH SWLY TO  
 C/L M-109 TH S ALG SD C/L TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP B 10000                          | 95.40    | 513.36 | 1.0142 | 1.1005 | 10000 | 100   |                         | 1,064,811 |
| 95 Actual Front Feet, 1.12 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,064,811 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 1944 | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 81   | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 497  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2142 SF Floor Area = 2142 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 2,142  |          |            |
|         |          |            | Total: | 280,748  | 210,563    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 91  | 3,031  | 2,273  |
| CGEP (1 Story) | 225 | 14,600 | 10,950 |
| CCP (1 Story)  | 153 | 4,445  | 3,334  |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 249 | 16,785 | 12,589 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 643 | 31,771 | 23,828 |
| Door Opener | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,914 |
|------------|---|-------|-------|

##### Lump Sum Items

|                              |  |     |     |
|------------------------------|--|-----|-----|
| UNDERGROUND SPRINKLER SYSTEM |  | 750 | 562 |
|------------------------------|--|-----|-----|

Totals: 372,530 279,398

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 754,375

2026 Est. T.C.V. 006-131-007-50 = 1,824,186

Est. TCV/Total Floor Area = 851.63, Most recent sale 03/30/2018 for 850,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 897,300       | 897,300        | 897,300 | 485,903      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,800         | 0       | 0            | 13,119         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 912,100       | 912,100        | 912,100 | 499,022      | 499,022        | 0       |  |

|                     |                     |                    |
|---------------------|---------------------|--------------------|
| 45-006-131-007-60   | 2026 Est. T.C.V.    | DRAKE FAMILY TRUST |
| Property Class: 401 |                     | 7399 S DUNE HWY    |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630   |

L234 P243 L315 P117 L529 P937/99 L706 P687&690/03 PRT GOVT LOT 2 COM NW COR SD GOVT LOT 2 TH ALG W LN SD LOT 2 S 01 DEG 03' 32" W 400 FT TH CONT ON SD LN S 01 DEG 03' 32"W 906.58 FT TO SW COR SD GOVT LOT 2 & NWCOR GOVT LOT 3 TH ALG W LN SD LOT 3 S 00DEG 28' 39" W 200 FT TH PARALLEL TO N LN SD LOT 3 N 88 DEG 37' 36" E 458.58 FT TOC/L M-109 TH ALG SD C/L & CURVE TO RIGHTCH N 02 DEG 07' 27" W 397.16 FT TO POB TH PARALLEL TO SD N LN OF LOT 3 N 88 DEG 37' 36" E 513.36 FT TO SHR GLEN LAKE TH ALG SD SHR N 00 DEG 09' 49" W 100 FT TH S 88 DEG 27' 18" W TO C/L SD M-109 TH ALG SD C/L TO POB UND 1/2 INT-THOMAS G & CAROLEE DRAKE UND 1/2 INT-DAVID L & LESLIE D CARLETON SUBJECT TO RESERVATION OF LIFE ESTATE BY ROBERT L DRAKE SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP B 10000                          | 95.40    | 513.36 | 1.0142 | 1.1005 | 10000 | 100   |        | 1,064,811                         |
| 95 Actual Front Feet, 1.12 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,064,811 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 383  | 50     | 9,173      |
| D/W/P: Asphalt Paving | 3.16  | 1176 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 16,673     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1177 SF Floor Area = 1766 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,177 |          |            |
| Total:    |          |             |       | 236,495  | 165,572    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 60  | 1,496 | 1,047 |
| CPP | 160 | 3,235 | 2,264 |
| WPP | 354 | 6,443 | 4,510 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 632 | 26,013 | 18,209 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -924   |
| Door Opener           | 1   | 537    | 376    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,219 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 300,049 | 210,059 |
|---------|---------|---------|

Parcel Number: 45-006-131-007-60

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## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 567,159

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:C Quality:Low Cost  
 Height: 14 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 16.13 | 1092 | 17,614   |
| Default Walls | 22.56 | 1092 | 24,636   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 8,450  
 ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV of Bldg: 1 = 22,815

Total Estimated True Cash Value of Agricultural Buildings = 22,815

2026 Est. T.C.V. 006-131-007-60 = 1,671,458

Est. TCV/Total Floor Area = 946.47

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 822,900       | 822,900    | 822,900 | 248,250      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,800     | 0       | 0            | 6,702          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 835,700       | 835,700    | 835,700 | 254,952      | 254,952        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-131-007-70   | 2026 Est. T.C.V.    | DANIEL LARRY R REVOC TRUST |
| Property Class: 401 |                     | 7478 S DUNE HWY            |
| Map #: 63 & 64      | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L856 P714/05 2005 SPLIT FROM 006-131-007-10 PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 SD SEC TH ALG W LN OF SD GOVT LOT S 01 DEG 03' 32" W 711.49 FT (REC 712.00 FT) TO POB TH CONT S 01 DEG 03' 32" W 289.49 FT TH S 89 DEG 04' 31" E 81.27 FT TO NLY LN OF 20 FT WIDE EASEMENT TH ALG SD EASEMENT 58.07 FT ALG ARC OF 58.44 FT RADIUS CURVE TO RIGHT (CHORD=N 59 DEG 43' 41" E 55.71 FT) TH N 88 DEG 11' 29" E 46.92 FT TH LEAVING SD EASEMENT N 00 DEG 02' 26" E 261.18 FT TH W 171.10 FT TO POB TOGETHER WITH EASEMENT SEC 31 T29N R14 W 1.11 A M/L

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 261.18   | 185.13 | 0.7146 | 0.7416 | 800  | 100   |        | 110,725                         |
| 261 Actual Front Feet, 1.11 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 110,725 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1721 SF Floor Area = 2600 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,721 |          |            |
| 1 Story   | Siding   | Overhang   | 18    |          |            |
| Total:    |          |            |       | 372,981  | 317,041    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 861 | 30,875 | 26,244 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 2,364  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,782  | 4,065 |
| Water Well, 200 Feet | 1 | 10,774 | 9,158 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 63  | 3,932  | 3,342 |
| WPP           | 564 | 10,197 | 8,667 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 560 | 7,991 | 6,792 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 705 | 33,988 | 28,890 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,244 |
| Door Opener         | 2   | 1,075  | 914    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-131-007-70

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|                  |   |         |         |           |
|------------------|---|---------|---------|-----------|
| Interior 2 Story | 1 | 6,649   | 5,652   |           |
| Raised Hearth    | 1 | 443     | 377     |           |
| Local Cost Items |   |         |         |           |
| GENERATOR        | 1 | 1       | 1       | *95% Good |
| Totals:          |   | 500,236 | 425,209 |           |

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 =&gt; TCV: 935,460

2026 Est. T.C.V. 006-131-007-70 = 1,047,685

Est. TCV/Total Floor Area = 402.96, Most recent sale 06/06/2005 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 465,800                 | 465,800 | 465,800   | 309,967        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 58,000  | 0         | 8,369          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 523,800                 | 523,800 | 523,800   | 318,336        | 318,336     | 318,336 |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-011-01   | 2026 Est. T.C.V.    | LA DUNA LLC      |
| Property Class: 401 |                     | 7238 S DUNE HWY  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

A PART OF GOVERNMENT LOT 2, SECTION 31, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE, ALONG THE NORTH LINE OF GOVERNMENT LOT 2, S89°35'58"E 359.14 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE, S89°35'58"E 280.69 FEET TO THE CENTERLINE OF STATE HWY. M-109; THENCE, ALONG SAID CENTERLINE, S16°00'34"W 176.49 FEET; THENCE N89°34'55"W 233.2 L FEET; THENCE N00°24'02"E 169.91 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE OF LAND.  
 SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ACROSS STATE HWY. M-109 AND THE NATIONAL PARK SERVICE BIKE PATH. SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.  
 SPLIT ON 09/15/2022 FROM 006-131-011-00

Split/Comb. on 09/15/2022 completed 09/15/2022 TIM ;  
 Parent Parcel(s): 006-131-011-00;  
 Child Parcel(s): 006-131-011-01, 006-131-011-02;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| E 100' @ 800/                           | 169.91   | 256.37 | 0.8307 | 0.8311 | 800  | 100   |                         | 93,835 |
| 170 Actual Front Feet, 1.00 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 93,835 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1961

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1946 SF Floor Area = 1946 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,549 |          |            |
| 1 Story | Siding   | Slab        | 397   |          |            |
|         |          | Total:      |       | 240,373  | 156,204    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 150 Feet | 1 | 8,608 | 5,595 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 259 | 7,021 | 4,564 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 116 | 2,822 | 1,834 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 340 | 20,495 | 13,322 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

|         |         |         |
|---------|---------|---------|
| Totals: | 288,016 | 187,172 |
|---------|---------|---------|

Notes:

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ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 411,778

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|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-131-011-01                                             | =       | 506,812   |
| Est. TCV/Total Floor Area = 260.44, Most recent sale 08/30/2022 for 250,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 232,900                                                                     | 232,900 | 232,900   |
|                                                                             |         | 205,953   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 20,500  | 0         |
|                                                                             |         | 5,560     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 253,400                                                                     | 253,400 | 253,400   |
|                                                                             |         | 211,513   |
|                                                                             |         | 211,513   |
|                                                                             |         | 0         |



|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-131-011-02   | 2026 Est. T.C.V.    | PHILLIPS DANA M & NANCY M TRUST |
| Property Class: 402 |                     | S DUNE HWY                      |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                |

TRANSFER PARCEL - #006-131-011-00 TO #006-131-020-00 A PART OF GOVERNMENT LOT 2  
SECTION 31, T29N, R 14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE  
FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE, ALONG THE  
NORTH LINE OF GOVERNMENT LOT 2, S89°35'58"E 359.14 FEET; THENCE S00°24'02"W  
169.91 FEET; THENCE N89°34'55"W 62.42 FEET; THENCE N01°25'14"E 139.92 FEET;  
THENCE N89°35'58"W 299.75 FEET TO THE WEST LINE OF GOVERNMENT LOT 2; THENCE,  
ALONG SAID WEST LINE, N01°25'14"E 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,338 SQUARE FEET OF LAND.

SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF  
RECORD, IF ANY.

SPLIT ON 09/15/2022 FROM 006-131-011-00;

Split/Comb. on 09/15/2022 completed 09/15/2022 TIM ;

Parent Parcel(s): 006-131-011-00;

Child Parcel(s): 006-131-011-01, 006-131-011-02;

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| E 100' @ 800/                          | 30.00    | 644.60 | 1.5241 | 1.1476 | 800  | 100   |                         | 41,976 |
| 30 Actual Front Feet, 0.44 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 41,976 |

2026 Est. T.C.V. 006-131-011-02 = 41,976

Est. TCV/Total Floor Area = 21.57

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 21,300                  | 21,300 | 21,300    | 14,397         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -300   | 0         | 0              | 388         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 21,000                  | 21,000 | 21,000    | 14,785         | 14,785      | 0       |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-012-00   | 2026 Est. T.C.V.    | VIERK LEONA H    |
| Property Class: 401 |                     | 7459 S DUNE HWY  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L97 P112 L112 P53 L459 P236 L492 P145 PRT GOVT LOT 2 SEC 31 COM AT SW COR LOT 2 TH E ALG S LN 432.2 FT TO C/L HWY M-109 TH NLY ALG C/L 73.2 FT TO PT 73 FT N OF S LN LOT 2 AS POB TH NLY ALG C/L 62 FT TH E 526 FT TO SHR GLEN LAKE TH SLY ALG SHR TO PT 73 FT N OF S LN LOT 2 TH W ON S LN 526 FT TO POB SEC 31 T29N R14W .75 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1952

(11) Heating System: Heat Pump

Ground Area = 2059 SF Floor Area = 2059 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,059  |          |            |
|         |          |             | Total: | 305,083  | 228,786    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 3,425 |
|----------------|---|-------|-------|

##### Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,586 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |
|----------------------|---|-------|-------|

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 199 | 5,640 | 4,230 |
|---------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 700 | 27,979 | 20,984 |
|-----------|-----|--------|--------|

|                     |   |        |        |
|---------------------|---|--------|--------|
| Common Wall: 1 Wall | 1 | -2,640 | -1,980 |
|---------------------|---|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 359,363 | 269,494 |
|---------|---------|---------|

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 727,634

2026 Est. T.C.V. 006-131-012-00 = 1,520,311

Est. TCV/Total Floor Area = 738.37, Most recent sale 11/12/1997 for 0

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 745,100                 | 745,100 | 745,100 | 229,581      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 15,100  | 0       | 0            | 6,198          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 760,200                 | 760,200 | 760,200 | 235,779      | 235,779        | 0       |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-013-00   | 2026 Est. T.C.V.    | VERIK LEONA H    |
| Property Class: 402 |                     | S DUNE HWY       |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L111 P454 L325 P97 L425 P978/96 L898 P773/06 PRT GOVT LOT 2 SEC 31 COM AT SW COR OF SD GOVT LOT 2 TH E 432.2 FT TO C/L ST HWY M-109 TH NWLY ALG SD C/L 73.2 FT TH CONT ALG SD C/L ST HWY M-109 62 FT FOR POB TH NLY ALG C/L 62 FT TH E 526 FT M/L TO SHR GLEN LAKE TH SLY ALG SHR 62 FT M/L TH W 526 FT M/L TO POB SEC 31 T29N R14W.

# Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                          | 62.00    | 526.00 | 1.1542 | 1.1072 | 10000 | 100   |                         | 792,325 |
| 62 Actual Front Feet, 0.75 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 792,325 |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-131-013-00 | = | 792,325 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 384.81

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 396,200                 | 396,200 | 396,200   | 183,146        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 0         | 4,944          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 396,200                 | 396,200 | 396,200   | 188,090        | 188,090     | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-131-014-00   | 2026 Est. T.C.V.    | CLAUDIAS GLEN LAKE RENTAL LLC |
| Property Class: 401 |                     | 7349 S DUNE HWY               |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L232 P942 L283 P763-764 L377 P677-678/93L408 P87-88/95 PRT GOVT LOT 2 COM NW COR  
 OF SD GOVT LOT TH E 1061.3 FT TH S 9 DEG 25' W 637.00 FT FOR POB TH E 36 FT TO  
 SHR GLEN LAKE TH S 9 DEG 25' W ALG SD SHR 100.00 FT TH W 528.00 FT TO C/L ST HWY  
 M-109 TH NELY ALG SD C/L 100.94 FT TH E 485 FT TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| GROUP B 10000                           | 100.00   | 490.00 | 1.0000 | 1.0878 | 10000                   | 100   |        | 1,087,757 |
| 100 Actual Front Feet, 1.13 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,087,757 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 3500 | 0      | 0          |
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,443      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1956

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1769 SF Floor Area = 1769 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 921  |          |            |
| 1 Story | Siding   | Slab        | 346  |          |            |
| 1 Story | Siding   | Crawl Space | 160  |          |            |
| 1 Story | Siding   | Slab        | 342  |          |            |
|         |          | Total:      |      | 245,829  | 159,764    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 275 | 5,019 | 3,262 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Base Cost   | 1008 | 24,827 | 16,138 |
| Door Opener | 3    | 1,612  | 1,048  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
| Wood Stove       | 1 | 2,552 | 1,659 |

Totals: 304,591 197,961

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 534,495

Parcel Number: 45-006-131-014-00

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 Est. TCV/Total Floor Area = 920.69, Most recent sale 07/31/2014 for 600,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 803,200       | 803,200        | 803,200 | 391,636      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100         | 0       | 0            | 10,574         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 814,300       | 814,300        | 814,300 | 402,210      | 402,210        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-131-015-00   | 2026 Est. T.C.V.    | PERFECT FAMILY REVOCABLE TRUST |
| Property Class: 401 |                     | 7248 S DUNE HWY                |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

L409 P474-475/95 L836 P793/04 PRT GOVT LOT 2 SEC 31 COM AT NW COR SD GOVT LOT 2  
 TH S 200 FT AS POB TH S 200 FT TH E 530 FT M/L TO C/L HWY M-109 TH N 15 DEG 39'  
 E ALG C/L 204.90 FT TH W 590 FT M/L TO POB SEC 31 T29N R14W 2.57 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 204.90   | 546.36 | 0.7780 | 1.0830 | 800  | 100   |        | 138,114                         |
| 205 Actual Front Feet, 2.57 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 138,114 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1950 SF Floor Area = 1950 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,950  |          |            |
|         |          |            | Total: | 198,877  | 109,382    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 554   |
| 3 Fixture Bath     | 1 | 3,190 | 1,754 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 96 | 4,075 | 2,241 |
|---------------|----|-------|-------|

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |       |
|-----------------------|-----|--------|-------|
| Base Cost             | 624 | 17,834 | 9,809 |
| Common Wall: 1/2 Wall | 1   | -903   | -497  |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,733 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 240,133 132,072

#### Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 290,558

2026 Est. T.C.V. 006-131-015-00 = 433,672

Est. TCV/Total Floor Area = 222.40, Most recent sale 08/21/1995 for 40,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 209,300       | 209,300 | 209,300 | 55,355       | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-131-015-00

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 7,500   | 0       | 0      | 1,494       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 216,800       | 216,800 | 216,800 | 56,849 | 56,849      | 56,849  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-131-016-00   | 2026 Est. T.C.V.    | CHAO YI JEN & KATHLEEN |
| Property Class: 401 |                     | 7266 S DUNE HWY        |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

GA 398 9 PART OF GOVT LT 2 COM AT NW COR TH S 400 FT TH E 100 FT TO P.O.B. TH S  
100 FT TH E 400 FT M/L TO C/L HWY TH N 15 DEG 39' E 102.45 FT TH W 430 FT TO  
P.O.B. SEC 31 T29N R14W .95 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value  |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|--------|
| E 100' @ 800/          | 100.00           | 413.82 | 1.0000 | 0.9827 | 800                     | 100   |        | 78,615 |
| 100 Actual Front Feet, | 0.95 Total Acres |        |        |        | Total Est. Land Value = |       |        | 78,615 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1232 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,232  |          |            |
|         |          |            | Total: | 214,672  | 139,522    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 560 | 20,082 | 13,053 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 1,808  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 28 | 3,637 | 2,364 |
| CPP            | 40 | 1,112 | 723   |
| WPP            | 36 | 1,900 | 1,235 |
| CPP            | 24 | 670   | 435   |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 2,561 |
| Door Opener            | 1 | 537   | 349   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 4,365 | 2,837 |
| Exterior 1 Story  | 1 | 6,514 | 4,234 |

Totals: 279,624 181,741

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 399,830



Parcel Number: 45-006-131-016-00

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2026 Est. T.C.V. 006-131-016-00 = 485,945  
 Est. TCV/Total Floor Area = 394.44, Most recent sale 11/20/2024 for 435,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 215,200       | 215,200 | 215,200 | 215,200      | 2.70 |  |

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 27,800         | 0    | 0         | 5,810          | 0      |

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 243,000       | 243,000 | 243,000 | 221,010 | 221,010     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-131-017-00   | 2026 Est. T.C.V.    | RIDAY DENNIS R & MARY LOU |
| Property Class: 401 |                     | 7274 S DUNE HWY           |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

GA 398 10 L330 P326/91 PART OF GOVT LOT 2 COM AT NW COR SD GOVTLOT 2 TH S ALG W LN SD GOVT LOT 2 400 FTTH E PARALLEL TO N LN GOVT LOT 2 100 FT TH S PARALLEL TO W LN SD GOVT LOT 2 100 FT TO POB TH S PARALLEL TO W LN GOVT LOT2 100 FT TH E PARALLEL TO N LN GOVT LOT 2 400 FT M/L TO C/L ST HWY M-109 TH NLY ALG C/L SD HWY TO INTERSECTION WITH LN DRAWN PARALLEL TO NLY LN GOVT LOT 2 ELY FROM POB TH W PARALLEL TO SD N LN GOVT LOT 2 400 FT M/L TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| E 100' @ 800/          | 100.00   | 400.00      | 1.0000 | 0.9711 | 800        | 100          |        | 77,685 |
| 100 Actual Front Feet, | 0.92     | Total Acres |        |        | Total Est. | Land Value = |        | 77,685 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,056  |          |            |
|         |          |             | Total: | 131,183  | 78,710     |

#### Other Additions/Adjustments

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

|         |    |       |       |
|---------|----|-------|-------|
| Porches |    |       |       |
| WPP     | 33 | 1,667 | 1,000 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 240 | 4,486 | 2,692 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 1,934 | 1,160 |

|            |   |       |       |
|------------|---|-------|-------|
| Fireplaces |   |       |       |
| Wood Stove | 1 | 2,149 | 1,289 |

Totals: 151,414 90,848

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 199,866

2026 Est. T.C.V. 006-131-017-00 = 279,051

Est. TCV/Total Floor Area = 264.25, Most recent sale 10/08/1991 for 62,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 130,000       | 130,000    | 130,000 | 56,902       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 9,500      | 0       | 0            | 1,536          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 139,500       | 139,500    | 139,500 | 58,438       | 58,438         | 0       |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-018-00   | 2026 Est. T.C.V.    | APSEY TRACI K    |
| Property Class: 401 |                     | 7290 S DUNE HWY  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L396 P498-499 L396 P876 L397 P688-689/94L232 P755 PART OF GOVT LT 2 COM AT NW  
 COR THEREOF TH S 400 FT TH E 100 FT TH S 200 FT TO POB TH S 100 FT TH E 400 FT  
 M/L TO C/L HWY M 109 TH NLY ON C/L TO PT E OF POB TH W 400 FT M/L TO POB SEC 31  
 T29N R14W .92 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| E 100' @ 800/                           | 100.00   | 400.75 | 1.0000 | 0.9717 | 800  | 100   |        | 77,737                         |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 77,737 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1965

(11) Heating System: Electric Baseboard  
 Ground Area = 924 SF Floor Area = 1878 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 924  |          |            |
| 1 Story | Siding   | Overhang    | 30   |          |            |
| Total:  |          |             |      | 283,352  | 198,346    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 312 | 14,698 | 10,289 |
|---------------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

Totals: 322,933 226,053

#### Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 497,317

|                                                                            |         |           |                |             |         |
|----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-131-018-00                                            |         |           |                | =           | 582,554 |
| Est. TCV/Total Floor Area = 310.20, Most recent sale 12/09/1994 for 62,000 |         |           |                |             |         |
| 2025 Assessed                                                              | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 255,300                                                                    | 255,300 | 255,300   | 79,603         | 2.70        |         |
| 2026 New Eq. Adjustment                                                    | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                                                                          | 36,000  | 0         | 2,149          | 0           |         |
| 2026 Assessed                                                              | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 291,300                                                                    | 291,300 | 291,300   | 81,752         | 81,752      | 81,752  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-131-020-00   | 2026 Est. T.C.V.    | PHILLIPS NANCY M TRUST |
| Property Class: 401 |                     | 7242 S DUNE HWY        |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

L210 P593 PRT GOVT LOT 2 SEC 31 COM AT NW COR OF GOVT LOT 2 TH S 0 DEG 46' 52" E 30 FT FOR POB TH N 88 DEG 09' 07" E 300 FT TH S 00 DEG 46' 52" E 140 FT TH N 88 DEG 09' 07" E 295.56 FT TO C/L OF ST HWY M-109 TH ALG SD LN S 13 DEG 59' 47" W 31.17 FT TH S 88 DEG 09' 07" W 587.51 FT TO WLY LN OF GOVT LOT 2 TH N 0 DEG 46' 52" W 170 FT TO POB SEC 31 T29N R14W.

## 10/2021 PARCEL BOUNDARY TRANSFER

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| E 100' @ 800/          | 170.00   | 300.00      | 0.8305 | 0.8781 | 800        | 100   |              | 99,175 |
| 170 Actual Front Feet, | 1.17     | Total Acres |        |        | Total Est. |       | Land Value = | 99,175 |

## Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls CD | Blt 1979 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1792 SF Floor Area = 1792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,152 |          |            |
| 1 Story | Siding   | Basement    | 640   |          |            |
|         |          | Total:      |       | 221,903  | 144,237    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 786   |
| 2 Fixture Bath     | 1 | 2,552 | 1,659 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 384 | 6,152 | 3,999 |
|-----|-----|-------|-------|

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 42 | 1,573 | 1,022 |
|--------------|----|-------|-------|

## Garages

|                                       |     |        |        |
|---------------------------------------|-----|--------|--------|
| Class: CD Exterior: Pole (Unfinished) |     |        |        |
| Base Cost                             | 768 | 17,956 | 11,671 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
| Dishwasher       | 1 | 631   | 410   |
| Unvented Hood    | 1 | 275   | 179   |

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 264,181 | 171,717 |
|---------|---------|---------|

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 =&gt; TCV: 377,777

Parcel Number: 45-006-131-020-00

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2026 Est. T.C.V. 006-131-020-00 = 479,452  
 Est. TCV/Total Floor Area = 267.55, Most recent sale 07/11/1979 for 5,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 221,500       | 221,500        | 221,500 | 100,932      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 18,200         | 0       | 0            | 2,725          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 239,700       | 239,700        | 239,700 | 103,657      | 103,657        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-131-021-00   | 2026 Est. T.C.V.    | PLEASANT HOME PROPERTIES LLC |
| Property Class: 401 |                     | 7327 S DUNE HWY              |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

L257 P387 L383 P125-128 L401 P510-511/95GA 398-14 PART GOVT LOT 2 BEG AT NW COR TH E 1068.1 FT TO SHORE GLEN LK TH S 9 DEG 25' W ALG SHORE 537 FT TO POB TH S 9 DEG 25' W ALG SHORE 100 FT TH W // TO N LINE LOT 2 TO CEN OF HWY TH NELY ALG C/L OF HWY TO PT OF INTERSECTION OF CEN LINE HWY & LINE RUNNING W FROM POB // TO N LINE LOT 2 TH E // TO N LINE OF LOT 2 TO POB SEC 31 T29N R14W 1.14 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP B 10000                           | 100.00   | 484.00 | 1.0000 | 1.0844 | 10000 | 100   |                         | 1,084,412 |
| 100 Actual Front Feet, 1.11 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,084,412 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 3500 | 0      | 0          |
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 95     | 2,375      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,085      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,056  |          |            |
|         |          |             | Total: | 155,417  | 108,807    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 27 | 823 | 576 |
| CPP | 15 | 419 | 293 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 120 | 2,897 | 2,028 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 384 | 16,570 | 11,599 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

Totals: 197,185 138,045

Notes: 2014 INTERIOR FIRE INCLUDING FLOOR RESTORED 2015

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 372,722

Parcel Number: 45-006-131-021-00

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2026 Est. T.C.V. 006-131-021-00 = 1,461,219  
 Est. TCV/Total Floor Area = 1383.73, Most recent sale 09/20/2013 for 590,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 723,700 723,700 723,700 358,841 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 6,900 0 0 9,688 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 730,600 730,600 730,600 368,529 368,529 0

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-131-022-00   | 2026 Est. T.C.V.    | KENNEDY K T & NANCY C |
| Property Class: 401 |                     | 7233 S DUNE HWY       |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

L246 P428 L441 P537/97 L773 P954/03 L853 P89/05 PRT OF GOVT LOT 2 SEC 31 COM NW  
 COR GOVT LOT 2 TH E 1068.1 FT TO SHR GLEN LAKE TH S 9 DEG 25' W ALG SHR 100 FT  
 AS POB TH S 9 DEG 25' W ALG SHR 100 FT TH W PARALLEL TO N LN SD LOT 2 TO C/L HWY  
 M-109 TH N 15 DEG 39' E ALG SD C/L TO PT OF INTER OF C/L & LN RUNNING W FROM POB  
 PARALLEL TO N LN SD LOT 2 TH E PARALLEL TO N LN SD LOT 2 TO POB SUBJECT TO  
 EASEMENTS SEC 31 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP B 10000                           | 100.00   | 435.60 | 1.0000 | 1.0562 | 10000      | 100   |              | 1,056,221 |
| 100 Actual Front Feet, 1.00 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,056,221 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 53.05 | 490  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 7.73  | 70   | 0      | 0          |
| D/W/P: Patio Blocks   | 19.22 | 70   | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 3780 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1342 SF Floor Area = 2385 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,342 |          |            |
| 1 Story   | Siding   | Overhang    | 372   |          |            |
|           |          | Total:      |       | 349,650  | 314,685    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |
| Separate Shower    | 1 | 2,720  | 2,448  |
| Ceramic Tile Floor | 1 | 1,561  | 1,405  |
| Ceramic Tile Wains | 1 | 2,726  | 2,453  |
| Ceramic Tub Alcove | 1 | 906    | 815    |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,987 |
| Water Well, 100 Feet | 1 | 6,514 | 5,863 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 113 | 7,255  | 6,529  |
| WSEP (1 Story) | 319 | 20,365 | 18,328 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 340 | 6,110 | 5,499 |
| Treated Wood | 20  | 966   | 869   |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 64 | 3,494 | 3,145 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 744 | 44,722 | 40,250 |
| Storage Over Garage | 216 | 3,815  | 3,433  |



Parcel Number: 45-006-131-022-00

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|                     |   |         |         |
|---------------------|---|---------|---------|
| Common Wall: 1 Wall | 1 | -3,064  | -2,758  |
| Door Opener         | 1 | 672     | 605     |
| Built-Ins           |   |         |         |
| Appliance Allow.    | 1 | 3,976   | 3,578   |
| Jacuzzi Tub         | 1 | 11,893  | 10,704  |
| Fireplaces          |   |         |         |
| Prefab 2 Story      | 1 | 4,533   | 4,080   |
| Raised Hearth       | 1 | 685     | 616     |
| Totals:             |   | 490,608 | 441,545 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,192,172

|                                                                             |                |           |              |                |         |           |
|-----------------------------------------------------------------------------|----------------|-----------|--------------|----------------|---------|-----------|
| 2026 Est. T.C.V. 006-131-022-00                                             |                |           |              |                | =       | 2,258,393 |
| Est. TCV/Total Floor Area = 946.92, Most recent sale 10/08/2010 for 900,000 |                |           |              |                |         |           |
| 2025 Assessed                                                               | MBOR           | S.E.V.    | Base for Cap | IRM            |         |           |
| 1,111,000                                                                   | 1,111,000      | 1,111,000 | 566,902      | 2.70           |         |           |
| 2026 New                                                                    | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |           |
| 0                                                                           | 18,200         | 0         | 0            | 15,306         | 0       |           |
| 2026 Assessed                                                               | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |           |
| 1,129,200                                                                   | 1,129,200      | 1,129,200 | 582,208      | 582,208        | 0       |           |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-023-00   | 2026 Est. T.C.V.    | HJBC LLC         |
| Property Class: 401 |                     | 7795 S DUNE HWY  |
| Map #: 64,65        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L255 P4 L646 P918/02 GA 400 PRT GOVT LOTS 3 & 4 COM SE COR SEC 31 TH N 0 DEG 32' E 1261.52 FT TO SHR GLEN LAKE & POB TH N 26 DEG 15' 30" W ALG SHR164.73 FT TH S 56 DEG 20' 10" W 420.36 FT TO C/L ST HWY M-109 TH SELY ALG C/L 290 FT M/L TH CONT SELY ALG C/L TO E SEC LN TH N 0 DEG 32' E TO SHR GLEN LAKE TH N 26 DEG 15' 30" W ALG SHR 82 FT TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP B 10000                           | 164.73   | 584.40 | 0.8609 | 1.1367 | 10000 | 100   |        | 1,612,132                         |
| 165 Actual Front Feet, 2.21 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,612,132 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 24.09    | 297  | 50     | 3,577      |
| Wood Frame                                          | 26.17    | 175  | 25     | 1,145      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,722      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1976

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1288 SF Floor Area = 1612 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,288  |          |            |
| 0.5 Story  | Siding   | Overhang    | 4      |          |            |
|            |          |             | Total: | 222,655  | 144,728    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 3,108 |
| Water Well, 50 Feet | 1 | 3,410 | 2,216 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 50 | 3,322 | 2,159 |
|---------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 252,858 164,359

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCv: 443,769

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 384 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

Parcel Number: 45-006-131-023-00

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| Stories                                                  | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|----------------------------------------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                                                  | Siding             | Overhang   | 384     |          |            |
|                                                          |                    |            | Total:  | 33,984   | 27,187     |
| Other Additions/Adjustments                              |                    |            |         |          |            |
| Plumbing                                                 |                    |            |         |          |            |
|                                                          | Average Fixture(s) |            | 1       | 1,451    | 1,161      |
| Water/Sewer                                              |                    |            |         |          |            |
|                                                          | 2000 Gal Septic    |            | 1       | 9,503    | 7,602      |
| Porches                                                  |                    |            |         |          |            |
|                                                          | WPP                |            | 50      | 2,228    | 1,782      |
|                                                          | CCP (1 Story)      |            | 20      | 1,007    | 806        |
| Garages                                                  |                    |            |         |          |            |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |                    |            |         |          |            |
|                                                          | Base Cost          |            | 768     | 36,081   | 28,865     |
|                                                          | Door Opener        |            | 1       | 537      | 430        |
|                                                          |                    |            | Totals: | 84,791   | 67,833     |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 183,149

2026 Est. T.C.V. 006-131-023-00 = 2,248,772

Est. TCV/Total Floor Area = 1126.64, Most recent sale 12/28/2023 for 2,350,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,110,700     | 1,110,700      | 1,110,700 | 990,481      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 25,600         | 11,900    | 0            | 26,456         | 10,612  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,124,400     | 1,124,400      | 1,124,400 | 1,006,325    | 1,006,325      | 0       |

|                     |                     |                     |
|---------------------|---------------------|---------------------|
| 45-006-131-025-00   | 2026 Est. T.C.V.    | MIZE LAWRENCE TRUST |
| Property Class: 401 |                     | 7523 S DUNE HWY     |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630    |

L263 P702 L364 P676-677/93 GA 402 L614 P684/01 COM AT NW COR GOVT LOT 3 TH E  
 757.7 FT TH S 6 DEG 48' E 358.3 FT TO POB TH S 82 DEG 19' W 330 FT TO C/L HWY  
 M109 TH SELY ALONG C/L 100.1 FT TH N 82 DEG 19' E 322.9 FT TH N 79 DEG 24' E TO  
 SHORE GLEN LAKE TH NWLY ALONG SHORE TO PT N 79 DEG 24' E OF POB TH S 79 DEG 24'  
 W TO POB SEC 31 T29N R14W 1.16 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP B 10000                           | 100.00   | 500.00 | 1.0000 | 1.0933 | 10000 | 100   |                         | 1,093,265 |
| 100 Actual Front Feet, 1.15 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,093,265 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Dock: Light posts                                   | 55.62     | 858  | 50     | 23,861     |
| D/W/P: Asphalt Paving                               | 4.01      | 4500 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 29.98     | 650  | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| BOAT HOIST                                          | 2,000.00  | 3    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 33,861     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1295 SF Floor Area = 2590 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,295  |          |            |
|         |          |             | Total: | 428,595  | 278,590    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,117 |
| 3 Fixture Bath     | 1 | 10,275 | 6,679 |
| Separate Shower    | 1 | 3,123  | 2,030 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 3,907 |
| Water Well, 100 Feet | 1 | 6,941 | 4,512 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 88  | 6,870  | 4,465  |
| WPP           | 637 | 16,772 | 10,902 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 325 | 6,188 | 4,022 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 878 | 59,221 | 38,494 |
| Door Opener | 3   | 2,257  | 1,467  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,452 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 6,352 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 566,132 | 367,989 |
|---------|---------|---------|

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 993,570

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-131-025-00    | =            | 2,120,696             |
| Est. TCV/Total Floor Area = 818.80 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 1,039,400 1,039,400 1,039,400      | 237,223      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 20,900 0                         | 0            | 6,405 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 1,060,300 1,060,300 1,060,300      | 243,628      | 243,628 0             |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-131-026-00   | 2026 Est. T.C.V.    | BLACK JEFFREY E & STEPHANIE |
| Property Class: 401 |                     | 7465 S DUNE HWY             |
| Map #: 63,65        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

L1215P258 THAT PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 (ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 3) OF SAID SECTION; THENCE NORTH 88°37'36" EAST, ALONG THE GOVERNMENT LOT LINE COMMON TO GOVERNMENT LOTS 2 AND 3, 963.76 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE AND BEING THE POINT OF BEGINNING; THENCE NORTH 00°04'40" WEST, ALONG SAID SHORELINE, 73.00 FEET; THENCE SOUTH 88°37'36" WEST, 423.21 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-109; THENCE 99.99 FEET ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 2764.79 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD= SOUTH 02°04'51" EAST, 99.99 FEET); THENCE NORTH 88°37'36" EAST 419.72 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 00°04'40" WEST, ALONG SAID TRAVERSE LINE, 27.01 FEET TO THE POINT OF BEGINNING. SIDELINES EXTENDED TO WATERS EDGE SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN. SUBJECT TO RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORD, ZONING LAWS AND ORDINANCES AFFECTING THE PREMISES, AND RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

L425 P808 L501 P466/99 PRT GOVT LOT 2 & 3 COM SW COR GOVT LOT 2 SEC 31 TH N 88 DEG 37'36" E 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE & POB TH ALG SD LN N 00 DEG 04'40" W 73 FT TH S 88 DEG 37'36" W 423.21 FT TO ELY ROW M-109 TH 99.99 FT ALG SD ROW ARC 2764.79FT RADIUS CURVE LEFT CH-S 02 DEG 04'51" E 99.99 FT TH N 88 DEG 37'36" E 419.72 FT TO SD TRAVERSE LN TH ALG SD LN N 00 DEG 04'40" W 27.01 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 31 T29N R14W .97 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front Depth | Rate   | %Adj.                   | Reason | Value     |
|-----------------------------------------|----------|--------|-------------|--------|-------------------------|--------|-----------|
| GROUP B 10000                           | 100.01   | 422.53 | 1.0000      | 1.0482 | 10000                   | 100    | 1,048,282 |
| 100 Actual Front Feet, 0.97 Total Acres |          |        |             |        | Total Est. Land Value = |        | 1,048,282 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 4500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1931

(11) Heating System: Electric Baseboard

Ground Area = 1360 SF Floor Area = 2384 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,024 |          |            |
| 1 Story | Siding   | Slab        | 256   |          |            |
| 1 Story | Siding   | Slab        | 80    |          |            |
|         |          | Total:      |       | 305,611  | 168,097    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 300 | 5,469 | 3,008 |
|-----|-----|-------|-------|

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## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 396 | 16,885 | 9,287 |
| Storage Over Garage | 99  | 1,337  | 735   |
| Door Opener         | 1   | 537    | 295   |

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 295    |
| Base Cost   | 1200 | 28,944 | 15,919 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,414 |
|------------------|---|-------|-------|

Totals: 386,759 212,728

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 574,366

2026 Est. T.C.V. 006-131-026-00 = 1,630,148

Est. TCV/Total Floor Area = 683.79, Most recent sale 04/08/2024 for 1,600,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 804,000       | 804,000        | 804,000 | 804,000      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100         | 0       | 0            | 11,100         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 815,100       | 815,100        | 815,100 | 825,708      | 815,100        | 815,100 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-131-027-00   | 2026 Est. T.C.V.    | LALOMIA BRENT S & MELISSA E |
| Property Class: 401 |                     | 7285 S DUNE HWY             |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

L260 P980 L822 P386/04 L832 P339/04 PRT GOVT LOT 2 SEC 31 COM NW COR OF SD GOVT LOT 2 TH E 640.63 FT TO C/L M-109 TH ALG SD C/L S 15 DEG 34' 40" W 281.64 FT FOR POB TH CONT ALG SD C/L S 15 DEG 34' 40" W 129.56 FT & S 02 DEG 54' 10" E 35.06 FT TH E 458.71 FT TO SHR GLEN LAKE TH ALG SD SHR N 09 DEG 24' 00" E 161.99 FT TH W 452.15 FT TO POB UND 1/2 INT - DECLARATION OF EVOCABLE TRUST OF KENT B KELLY UND 1/2 INT - DECLARATION OF REVOCABLE TRUST OF CAROL J KELLY AS TENANTS IN COMMON SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP B 10000                           | 100.00   | 452.00 | 0.8653 | 1.0660 | 10000 | 100   |                        | 922,387                           |
| GROUP B 10000                           | 62.00    | 452.00 | 0.8653 | 1.0660 | 10000 | 50    | SURPLUS: ZONING 100 ft | 285,940                           |
| 162 Actual Front Feet, 1.68 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,208,327 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16      | 6500 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 2613 SF Floor Area = 2613 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,836  |          |            |
| 1 Story | Siding   | Slab        | 584    |          |            |
| 1 Story | Siding   | Crawl Space | 193    |          |            |
|         |          |             | Total: | 370,075  | 277,534    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 126 | 6,187 | 4,640 |
|---------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 717 | 28,451 | 21,338 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 1,612  | 1,209  |
| Base Cost   | 1200 | 28,944 | 21,708 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 28,526 | 21,394 |
| Storage Over Garage | 448 | 6,048  | 4,536  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces



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|                  |      |         |         |            |
|------------------|------|---------|---------|------------|
| Interior 1 Story | 1    | 5,338   | 4,003   |            |
| Deck             |      |         |         |            |
| Treated Wood     | 1200 | 15,588  | 11,691  |            |
| Local Cost Items |      |         |         |            |
| GENERATOR        | 1    | 1       | 1       | *100% Good |
| Totals:          |      | 512,647 | 384,461 |            |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,038,045

|                                                                             |           |           |                |             |         |   |
|-----------------------------------------------------------------------------|-----------|-----------|----------------|-------------|---------|---|
| 2026 Est. T.C.V. 006-131-027-00                                             |           |           |                | = 2,256,372 |         |   |
| Est. TCV/Total Floor Area = 863.52, Most recent sale 08/19/2016 for 809,000 |           |           |                |             |         |   |
| 2025 Assessed                                                               | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |   |
| 1,074,700                                                                   | 1,074,700 | 1,074,700 | 559,768        | 2.70        |         |   |
| 2026 New Eq. Adjustment                                                     | Loss      | Additions | Tax Adjustment | Losses      |         |   |
| 35,000                                                                      | 18,500    | 0         | 35,000         | 15,113      |         | 0 |
| 2026 Assessed                                                               | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |
| 1,128,200                                                                   | 1,128,200 | 1,128,200 | 609,881        | 609,881     |         | 0 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-131-028-00   | 2026 Est. T.C.V.    | BECHERT CHAD & DANIELLE TRUST |
| Property Class: 401 |                     | 7259 S DUNE HWY               |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L441 P538/97 L764 P562/03 L778 P705/03 PRT OF GOVT LOT 2 SEC 31 COM NW COR GOVT LOT 2 TH E 1068.1 FT TO SHR GLEN LAKE TH S 9 DEG 25' W ALG SHR 200 FT TO POB TH CONT S 9 DEG 25' W ALG SHR 75 FT TH W TO C/L HWY M-109 TH N 15 DEG 39' E ALG C/L TO PT DUE W OF POB TH E TO POB EXCEPTING SD HGY M-109 TOGETHER WITH & SUBJECT TO EASEMENTS REC IN L773 P948 SEC 31 T29N R14W .77 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------------------------------|
| GROUP B 10000                          | 75.00    | 447.22 | 1.0901 | 1.0632 | 10000 | 100   |        | 869,271                         |
| 75 Actual Front Feet, 0.77 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 869,271 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01  | 3046 | 50     | 6,107      |
| D/W/P: Patio Blocks                                 | 21.35 | 500  | 50     | 5,337      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 11,444     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1453 SF Floor Area = 2180 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,453 |          |            |
| Total:    |          |             |       | 348,114  | 313,304    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 2 | 20,550 | 18,495 |
| 2 Fixture Bath     | 1 | 6,850  | 6,165  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,410 |
| Water Well, 100 Feet | 1 | 6,941 | 6,247 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 53  | 4,902  | 4,412  |
| WCP (1 Story) | 306 | 16,230 | 14,607 |
| WCP (1 Story) | 45  | 4,320  | 3,888  |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 1081 | 23,014 | 20,713 |
| Door Opener         | 3    | 2,257  | 2,031  |
| Base Cost           | 1081 | 68,092 | 61,283 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 8,795 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 527,161 474,447

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,281,007

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2026 Est. T.C.V. 006-131-028-00 = 2,161,722  
 Est. TCV/Total Floor Area = 991.62, Most recent sale 12/02/2020 for 950,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,057,200     | 1,057,200      | 1,057,200 | 686,767      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 23,700         | 0         | 0            | 18,542         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,080,900     | 1,080,900      | 1,080,900 | 705,309      | 705,309        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-131-029-00   | 2026 Est. T.C.V.    | SPRING JOHN E & SITA M |
| Property Class: 401 |                     | 7311 S DUNE HWY        |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

GA 407 L294 P334-335 L355 P950 L506 P694PRT GOVT LOT 2 BEG NW COR TH E 1068.1  
 FTTT SHR GLEN LAKE TH S 9 DEG 25' W ALG SHR 437 FT FOR POB TH S 9 DEG 25' W 100  
 FT ALG SD SHR TH W TO C/L HWY M-109 TH N 15 DEG 39' E ALG C/L TO PT W OF POB TH  
 E PARALLEL TO N LN GOVT LOT 2 471.5 FT M/L TO POB. SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| GROUP B 10000                           | 100.00   | 480.00 | 1.0000 | 1.0822 | 10000                   | 100   |        | 1,082,165 |
| 100 Actual Front Feet, 1.10 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,082,165 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 3500 | 0      | 0          |
| D/W/P: 4in Concrete                                 | 8.30     | 180  | 0      | 0          |
| Wood Frame                                          | 36.06    | 128  | 50     | 2,308      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,808      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1852 SF Floor Area = 1852 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,852  |          |            |
|         |          |             | Total: | 306,270  | 245,015    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 122 | 4,657 | 3,726 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 296 | 5,574 | 4,459 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 630 | 33,585 | 26,868 |
| Common Wall: 2 Wall | 1   | -6,121 | -4,897 |
| Door Opener         | 1   | 672    | 538    |

Class: BC Exterior: Pole (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 896 | 29,882 | 23,906 |
| Door Opener | 3   | 2,015  | 1,612  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 398,368 | 318,695 |
|---------|---------|---------|

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 860,477

|                                                                        |         |             |
|------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-131-029-00                                        | =       | 1,952,450   |
| Est. TCV/Total Floor Area = 1054.24, Most recent sale 01/03/1993 for 0 |         |             |
| 2025 Assessed                                                          | MBOR    | S.E.V.      |
| 960,900                                                                | 960,900 | 960,900     |
|                                                                        |         | 212,246     |
|                                                                        |         | 2.70        |
| 2026 New Eq. Adjustment                                                | Loss    | Additions   |
| 0                                                                      | 15,300  | 0           |
|                                                                        |         | 5,730       |
| 2026 Assessed                                                          | MBOR    | S.E.V.      |
| 976,200                                                                | 976,200 | 976,200     |
|                                                                        |         | 217,976     |
|                                                                        |         | ->Taxable<- |
|                                                                        |         | 217,976     |
|                                                                        |         | PRE/MBT     |
|                                                                        |         | 217,976     |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-030-00   | 2026 Est. T.C.V.    | DEAN JEANINE W   |
| Property Class: 401 |                     | 7019 S DUNE HWY  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L805 P585/04 L816 P39/04 L855 P242/05 L857 P193/05 THE S 100 FT OF N 432 FT OF  
GOVT LOT 1 LYING E OF HWY M 109 SEC 31 T29N R14W 0.45 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                           | 100.00   | 200.00 | 1.0000 | 0.8694 | 10000 | 100   |                         | 869,442 |
| 100 Actual Front Feet, 0.46 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 869,442 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 720 SF Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 720    |          |            |
|         |          |             | Total: | 93,659   | 56,194     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

Totals: 111,498 66,897

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 180,622

2026 Est. T.C.V. 006-131-030-00 = 1,051,564

Est. TCV/Total Floor Area = 1460.51, Most recent sale 06/03/2005 for 700,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 522,400                 | 522,400 | 522,400   | 290,782        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,400   | 0         | 7,851          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 525,800                 | 525,800 | 525,800   | 298,633        | 298,633     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-131-031-00   | 2026 Est. T.C.V.    | LUKEY SHIRLEY M TRUST |
| Property Class: 401 |                     | 7003 S DUNE HWY       |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

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

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------|
| GROUP B 10000                                                   | 100.00   | 200.00 | 1.0000 | 0.8694 | 10000 | 100   |        | 869,442 |
| 100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 869,442 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Space Heater

Ground Area = 780 SF Floor Area = 780 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 780  |          |            |
| Total:  |          |             |      | 98,395   | 63,957     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 25 | 728 | 473 |
|-----|----|-----|-----|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 360 | 5,850 | 3,802 |
|--------------|-----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 320 | 13,130 | 8,534 |
| Door Opener | 1   | 477    | 310   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 3,056 |
|------------------|---|-------|-------|

Totals: 136,419 88,671

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 239,411

2026 Est. T.C.V. 006-131-031-00 = 1,110,353

Est. TCV/Total Floor Area = 1423.53, Most recent sale 10/01/1975 for 27,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 551,500                 | 551,500 | 551,500   | 147,354        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,700   | 0         | 3,978          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

555,200

555,200

555,200

151,332

151,332

0



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-131-032-00   | 2026 Est. T.C.V.    | PATRICK BRIDGET E TRUST |
| Property Class: 401 |                     | 7183 S DUNE HWY         |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L282 P880 L324 P674 DC L350 P37 GA 410 DC L496 P149 L496 P150/98 BEG AT SE COR  
 LOT 1 TH W TO CEN HWY M109 TH N 100 FT TH E TO SHORE GLEN LK TH SLY ALONG SHORE  
 100 FT TO BEG SEC 31 T29N R14W 1.25 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP B 10000                           | 100.00   | 544.50 | 1.0000 | 1.1168 | 10000 | 100   |                         | 1,116,818 |
| 100 Actual Front Feet, 1.25 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,116,818 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 21.93 | 140  | 50     | 1,535      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,035      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1299 SF Floor Area = 1817 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 781  |          |            |
| 2 Story | Siding   | Crawl Space | 518  |          |            |
|         |          | Total:      |      | 183,282  | 109,969    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 604   |
| 3 Fixture Bath     | 1 | 3,190 | 1,914 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,515 |
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 62 | 4,688 | 2,813 |
| WPP            | 87 | 2,395 | 1,437 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 161 | 3,378 | 2,027 |
| Treated Wood | 52  | 1,690 | 1,014 |

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 782 | 21,294 | 12,776 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,130 | 2,478 |
| Wood Stove       | 1 | 1,780 | 1,068 |

Totals: 237,916 142,749

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 385,422

Parcel Number: 45-006-131-032-00

Page: 2

Est. TCV/Total Floor Area = 828.44

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 745,300       | 745,300        | 745,300 | 204,263      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,300          | 0       | 0            | 5,515          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 752,600       | 752,600        | 752,600 | 209,778      | 209,778        | 0       |  |

45-006-131-033-00  
Property Class: 201  
Map #: 63

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DUNESWOOD HUI LLC  
7194 S DUNE HWY  
EMPIRE, MI 49630

SPLIT ON 10/17/2009 INTO ; 006-131-033-01 (1.70 AC) REMAINDER PARCEL: A PARCEL OF LAND IN GOV LOT 1, SECTION 31, TOWN 29 N, RNG 14W, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, BOUNDED AS FOLLOWS: COMMENCING AT THE NE CNR OF SAID SEC; THENCE S89°18'35" W 1322.53 FT TO NW CNR OF SAID GOVERNMENT LOT; THENCE S 00°01'10" W ALONG WEST LINE OF SAID GOVERNMENT LOT, 985.06 FT TO POB; THENCE N 89°27'00" E 536.76 FT (SCRIVENER ERROR S/B N89 DEG 18' 25" 725.96 FT) TO CENTERLINE STATE HWY M-109; THENCE S 15°04'15" W 328.61 FT ALONG SAID CENTERLINE; THENCE S89°27'00" W 640.60 F TO SAID WEST LINE OF GOV LOT; THENCE N00°01'10" E, ALONG SAID LINE, 314.72 FT TO POB, CONTAINING 4.95 ACRES OF LAND. SUBJECT TO THE RIGHT-OF-WAY OF PUBLIC ROAD. SUBJECT TO EASEMENTS, ROWS, RESERVATIONS & RESTRICTIONS OF RECORD. PARENT LEGAL PRIOR TO 2009 SPLIT-L349 P222/92 L911 P930/06 PRT GOVT LOT 1 COM NE COR SD SEC TH S 89 DEG 18' 35" W 1322.55 FT TO NW COR OF GOVT LOT 1 TH S 00 DEG 01' 10" W ALG W LN GOVT LOT 1 885.06 FT TO POB TH N 89 DEG 18' 35" E 752.95 FT TO C/L ST HWY M-109 TH S 15 DEG 04' 15" W 432.52 FT ALG SD C/L TO S LN SD GOVT LOT 1 TH S 89 DEG 27' 00" W 640.60 FT TO SW COR GOVT LOT 1 TH N 00 DEG 01' 10" E 414.72 FT TO POB SEC 31 T29N R14W.

Split/Comb. on 10/17/2009 completed 10/17/2009 POLLY LAND SPLIT ;  
Parent Parcel(s): 006-131-033-00;  
Child Parcel(s): From 006-131-033-00 to 006-131-033-00;  
-----

RECORDED SPLIT 3/2009 - PARENT PARCEL 28-006-131-033-00, DAUGHTER SPLITTING OFF NORTH SECTION - 1.70 ACRES, MOBILE HOME ON SPLIT SITE - NV

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                             | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 581.27 | 0.7508 | 1.0752 | 1100 | 100   | COMMERCIAL USE                     | 88,794  |
| E 100' @ 800/                           | 214.72   | 581.27 | 0.6695 | 1.1068 | 800  | 100   | SURPLUS: ZONING 100' & DEPTH RATIO | 127,277 |
| 315 Actual Front Feet, 4.20 Total Acres |          |        |        |        |      |       |                                    |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                                    | 216,071 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size  | % Good | Cash Value |
|---------------------|-------|-------|--------|------------|
| D/W/P: Crushed Rock | 2.22  | 11435 | 50     | 12,693     |
| D/W/P: 3.5 Concrete | 6.28  | 387   | 50     | 1,215      |
| Wood Frame          | 20.45 | 672   | 50     | 6,871      |
| Wood Frame          | 22.19 | 216   | 50     | 2,396      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 93     | 100  |      | 0          |
| SEPTIC TANK 2000 GAL                                | 0.00 | 1    | 93     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 93     | 100  |      | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 23,175     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1936

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1390 SF Floor Area = 1390 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,390 |          |            |
| Total:  |          |             |       | 166,546  | 54,126     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 393 |
| 2 Fixture Bath     | 1 | 2,552 | 829 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 32 | 884   | 287 |
| CPP | 66 | 1,484 | 482 |

|                  |     |         |        |            |
|------------------|-----|---------|--------|------------|
| Built-Ins        |     |         |        |            |
| Appliance Allow. | 1   | 1,934   | 629    |            |
| Fireplaces       |     |         |        |            |
| Exterior 1 Story | 1   | 5,708   | 1,855  |            |
| Carports         |     |         |        |            |
| Fiberglass       | 252 | 3,299   | 1,072  |            |
| Local Cost Items |     |         |        |            |
| GENERATOR        | 1   | 1       | 0      | *100% Good |
| Totals:          |     | 183,617 | 59,673 |            |

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 119,346

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1956  
 Description of Occupancy: NORTH WING, ROOMS 1 -5

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Fair

Total Floor Area: 1748 # of Units: 6

Overall Building Height: 8

Base Rate for Upper Floors = 92.93

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.11 100%

Adjusted Square Foot Cost for Upper Floors = 96.04

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

Reproduction/Replacement Cost = 167,878

Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 85,618

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

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1956  
 Description of Occupancy: SOUTH WING ROOMS 8 -12

Costs are taken from the Motels cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Fair

Total Floor Area: 1292 # of Units: 5

Base Rate for Upper Floors = 92.92

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.11 100%

Adjusted Square Foot Cost for Upper Floors = 96.03

Total Floor Area: 1,292 Base Cost New of Upper Floors = 124,071

Reproduction/Replacement Cost = 124,071

Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 63,276

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 110,733  
 Replacement Cost/Floor Area= 96.03 Est. TCV/Floor Area= 85.71

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1956  
 Description of Occupancy: LAUNDRY BLDG

Costs are taken from the Office Buildings cost schedules.

Parcel Number: 45-006-131-033-00

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&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 70

Overall Building Height: 8

Base Rate for Upper Floors = 128.73

(10) Heating system: Forced Air Furnace Cost/SqFt: 26.06 100%

Adjusted Square Foot Cost for Upper Floors = 154.79

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

Reproduction/Replacement Cost = 47,055

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 28,233

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

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 3 = 51,739

Replacement Cost/Floor Area= 167.28 Est. TCV/Floor Area= 170.19

Total Estimated True Cash Value of Commercial/Industrial Buildings = 312,303

2026 Est. T.C.V. 006-131-033-00 = 670,895

Est. TCV/Total Floor Area = 141.72, Most recent sale 04/18/2024 for 658,176

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 341,600                 | 341,600 | 341,600   | 341,600        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -6,200  | 0         | -6,200         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 335,400                 | 335,400 | 335,400   | 350,823        | 335,400     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-131-033-10   | 2026 Est. T.C.V.    | BRICKER BRUCE B & CINDY S |
| Property Class: 401 |                     | 7118 S DUNE HWY           |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L532 P336/99 PRT GOVT LOT 1 SEC 31 COM NE CORN SD SECTH S 89 DEG 18'35" W ALG N  
 LN SD SEC 1322.53 FT TO NW CORN SD GOVT LOT TH S 00 DEG 01'10" W ALG W LN SD  
 GOVT LOT 785.09 FT TH N 89 DEG 18'35" E 537.62 FTT0 POB TH CONT N 89 DEG 18'35"  
 E 241.89 FT TO C/L HWY M-109 TH N 15 DEG 02'24" E ALG SD LN 207.82 FT TH S 89  
 DEG 18'35" W295.76 FT TH S 00 DEG 01'10" W 200.05 FTT0 POB SUBJECT TO & TOGETHER  
 WITH EASEMENT SEC 31 T29N R14W 1.23 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| E 100' @ 800/                           | 208.00   | 257.59 | 0.7739 | 0.8324 | 800  | 100   |        | 107,198                         |
| 208 Actual Front Feet, 1.23 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 107,198 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10 | 500  | 50     | 1,775      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 1,775      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1991

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 23,169 | 18,535 |
| Storage Over Garage | 160 | 2,160  | 1,728  |
| Door Opener         | 1   | 537    | 430    |

Totals: 36,495 29,197

Notes: GARAGE ONLY

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 64,233

2026 Est. T.C.V. 006-131-033-10 = 173,206

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/1999 for 169,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 101,500       | 101,500    | 101,500 | 51,737       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -14,900    | 0       | 0            | 1,396          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 86,600        | 86,600     | 86,600  | 53,133       | 53,133         | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-131-033-15   | 2026 Est. T.C.V.    | STEGE JOINT TRUST |
| Property Class: 401 |                     | 7124 S DUNE HWY   |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

L532 P332/99 L554 P274/00 PRT GOVT LOT 1 SEC 31 COM NE CORN SD SECTH S 89 DEG 18'35" W ALG N LN SD SEC 1322.53 FT TO NW CORN SD GOVT LOT TH S 00 DEG 01'10" W ALG W LN SD GOVT LOT 785.09 FT TH N 89 DEG 18'35" E 268.81 FTT0 POB TH CONT N 89 DEG 18'35" E 268.81 FT TH N 00 DEG 01'10" E 200.05 FT TH S 89 DEG 18'35" W 268.81 FT TH S 00 DEG 01'10" W TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 31 T29N R14W 1.23 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| C 100' @ 2000/                          | 200.00   | 268.00 | 0.8409 | 0.8860 | 2000 | 100   |        | 297,998                         |
| 200 Actual Front Feet, 1.23 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 297,998 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1651 SF Floor Area = 3302 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,651  |          |            |
|         |          |            | Total: | 523,901  | 419,121    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 170 | 6,321 | 5,057 |
| CCP (1 Story) | 90  | 3,523 | 2,818 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 864 | 46,673 | 37,338 |
| Door Opener | 2   | 1,343  | 1,074  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

Totals: 606,645 485,316

#### Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 1,067,695

2026 Est. T.C.V. 006-131-033-15 = 1,373,193

Est. TCV/Total Floor Area = 415.87

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 592,000       | 592,000 | 592,000 | 283,305      | 2.70 |

Parcel Number: 45-006-131-033-15

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 94,600         | 0       | 0         | 7,649          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 686,600  | 686,600        | 686,600 | 290,954   | 290,954        | 290,954 |



|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-131-033-17   | 2026 Est. T.C.V.    | STEGE JOINT TRUST |
| Property Class: 401 |                     | 7130 S DUNE HWY   |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

L842 P434/05 PRT OF GOVT LOT 1 SEC 31 COM NE COR SD SEC TH S 89 DEG 18'35" W ALG  
 N LN SD SEC 1322.53 FT TO NW COR SD GOVT LOT TH S 00 DEG 01'10" W ALG W LN SD  
 GOVT LOT 585.04 FT TO POB TH CONT S 00 DEG 01'10" W ALG SD LN 200.05 FT TH N 89  
 DEG 18'35" E 268.81 FT TH N 00 DEG 01'10" E 200.05 FT TH S 89 DEG 18'35" W  
 268.81 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 31 T29N R14W 1.23 A  
 M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 200.00   | 268.00 | 0.8409 | 0.8860 | 2000       | 100   |              | 297,998 |
| 200 Actual Front Feet, 1.23 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 297,998 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 26.62 | 100  | 0      | 0          |
| Metal Prefab/Conc.    | 29.63 | 299  | 100    | 8,859      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 2    | 100    | 3,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 11,859     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1360 SF Floor Area = 2040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,360  |          |            |
|           |          |            | Total: | 330,921  | 281,281    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,305 |
|-----------------------------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 116 | 7,415 | 6,303 |
| WCP (1 Story) | 80  | 5,826 | 4,952 |
| WCP (1 Story) | 48  | 4,085 | 3,472 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 39,456 | 33,538 |
| Storage Over Garage | 156 | 2,755  | 2,342  |
| Door Opener         | 2   | 1,343  | 1,142  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Totals: 411,720 349,962

#### Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 769,916

2026 Est. T.C.V. 006-131-033-17 = 1,079,773

Est. TCV/Total Floor Area = 529.30, Most recent sale 02/04/2005 for 325,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 471,900       | 471,900 | 471,900 | 226,578      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-131-033-17

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 68,000  | 0       | 0       | 6,117       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 539,900       | 539,900 | 539,900 | 232,695 | 232,695     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-131-033-20   | 2026 Est. T.C.V.    | PATRICK BRIDGET E TRUST |
| Property Class: 402 |                     | S DUNE HWY              |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L250 P410 L496 P151/98 . PRT OF GOVT LOT 1 COM NE COR TH S 89 DEG18'35"W  
 1322.53FT TO NW COR OF GOVT LOT 1 TH S 00 DEG 01' 10" W ALG W LN OF GOVTL0T 1  
 785.06 FT FOR POB TH N 89 DEG 18'35"E 779.93 FT TO C/L ST HWY M-109 TH S 15 DEG  
 04'15"W 103.90 FT ALG SD C/L TH S 89 DEG 18'35" W 752.95 FT TO W LN GOVT LOT 1  
 TH N 00 DEG 01' 10" E 100 FT TO POB SEC 31 T29N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| E 100' @ 800/          | 100.00   | 750.00      | 1.0000 | 1.2100 | 800        | 100   |              | 96,803 |
| 100 Actual Front Feet, | 1.72     | Total Acres |        |        | Total Est. |       | Land Value = | 96,803 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-131-033-20 | = | 96,803 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 47.45

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 54,500                  | 54,500 | 54,500    | 12,392         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -6,100 | 0         | 0              | 334         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 48,400                  | 48,400 | 48,400    | 12,726         | 12,726      | 0       |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-033-30   | 2026 Est. T.C.V.    | S DUNE LLC       |
| Property Class: 401 |                     | 7156 S DUNE HWY  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

2009 1005-573WD SPLT - PARCEL "A" A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN BOUNDED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°18'35" WEST 1322.53 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT; THENCE SOUTH 00°01'10" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT, 885.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°18'35" EAST 752.95 FEET TO THE CENTERLINE OF STATE HIGHWAY M-109; THENCE SOUTH 15°04'15" WEST 103.91 FEET ALONG SAID CENTERLINE; THENCE SOUTH 89°18'35" WEST, 725.96 FEET TO SAID WEST LINE OF GOVERNMENT LOT; THENCE NORTH 00°01'10" EAST, ALONG SAID LINE, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.70 ACRES OF LAND. SUBJECT TO THE RIGHT-OF-WAY OF PUBLIC ROAD. ALSO SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD. 2009 SPLIT FROM: L349 P222/92 L911 P930/06 PRT GOVT LOT 1 COM NE COR SD SEC TH S 89 DEG 18' 35" W 1322.55 FT TO NW COR OF GOVT LOT 1 TH S 00 DEG 01' 10" W ALG W LN GOVT LOT 1 885.06 FT TO POB TH N 89 DEG 18' 35" E 752.95 FT TO C/L ST HWY M-109 TH S 15 DEG 04' 15" W 432.52 FT ALG SD C/L TO S LN SD GOVT LOT 1 TH S 89 DEG 27' 00" W 640.60 FT TO SW COR GOVT LOT 1 TH N 00 DEG 01' 10" E 414.72 FT TO POB SEC 31 T29N R14W. SPLIT ON 10/17/2009 INTO ; 006-131-033-01

SPLIT FROM 131-033-00

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| E 100' @ 800/                           | 103.91   | 712.65 | 0.9867 | 1.1886 | 800  | 100   |                         | 97,489 |
| 104 Actual Front Feet, 1.70 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 97,489 |

Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value              |
|-----------------------------------|-------|------|--------|-------------------------|
| Wood Frame                        | 24.69 | 240  | 97     | 5,748                   |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 5,748 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2020

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1332 SF Floor Area = 1332 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,332  |          |            |
|         |          |            | Total: | 213,847  | 205,295    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1107 | 21,409 | 20,553 |
| Basement, Outside Entrance, Above Grade | 1    | 2,019  | 1,938  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,393 |
| 3 Fixture Bath     | 1 | 4,567 | 4,384 |
| 2 Fixture Bath     | 1 | 3,056 | 2,934 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,591 |
| Water Well, 100 Feet | 1 | 5,847 | 5,613 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 35  | 2,693 | 2,585 |
| WPP            | 81  | 2,915 | 2,798 |
| WSEP (1 Story) | 157 | 9,126 | 8,761 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 207 | 4,161 | 3,995 |
|--------------|-----|-------|-------|

Parcel Number: 45-006-131-033-30

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,656 |
| Standard Range   | 1 | 1,269 | 1,218 |

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,901 |
|-------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 282,932 271,616

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 597,555

2026 Est. T.C.V. 006-131-033-30 = 700,792

Est. TCV/Total Floor Area = 526.12, Most recent sale 06/03/2025 for 742,500

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 300,500       | 300,500    | 300,500 | 190,444      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 4,200         | 45,700     | 0       | 4,200        | 155,756        | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 350,400       | 350,400    | 350,400 | 199,785      | 350,400        | 0       |  |

|                     |                     |                     |
|---------------------|---------------------|---------------------|
| 45-006-131-035-00   | 2026 Est. T.C.V.    | LUKEY JAMES I TRUST |
| Property Class: 401 |                     | 7221 S DUNE HWY     |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630    |

L268 P545 L330 P243/91 L859 P705/05 PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 TH E 1068.1 FT TO SHR GLEN LAKE FOR POB TH S 9 DEG 25' W ALG SHR 100 FT TH W PARALLEL WITH N LN GOVT LOT 2 TO C/L HWY M-109 TH N 15 DEG 39' E ALG C/L TO N LN GOVT LOT 2 TH E ALG N LN GOVT LOT 2 TO POB EXC HWY M-109 SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| GROUP B 10000                           | 100.00   | 425.00 | 1.0000 | 1.0497 | 10000                   | 100   |        | 1,049,736 |
| 100 Actual Front Feet, 0.98 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,049,736 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 895 SF Floor Area = 1119 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 895    |          |            |
|            |          |             | Total: | 156,511  | 117,395    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 613 | 8,478 | 6,358 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 585 | 24,640 | 18,480 |
| Door Opener | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
| Vented Hood      | 1 | 571   | 428   |

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 213,321 160,000

Notes: 7221

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 432,000

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 334 SF Floor Area = 334 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Parcel Number: 45-006-131-035-00

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## Building Areas

|         |          |             |        |          |            |
|---------|----------|-------------|--------|----------|------------|
| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Crawl Space | 334    |          |            |
|         |          |             | Total: | 46,062   | 27,637     |

## Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 1,007 | 604 |

|               |  |  |    |       |       |
|---------------|--|--|----|-------|-------|
| Porches       |  |  |    |       |       |
| CCP (1 Story) |  |  | 63 | 1,686 | 1,012 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,639 | 983 |

|         |        |        |
|---------|--------|--------|
| Totals: | 50,394 | 30,236 |
|---------|--------|--------|

Notes: COTTAGE AT ROAD 7225

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 81,637

2026 Est. T.C.V. 006-131-035-00 = 1,565,873

Est. TCV/Total Floor Area = 1077.68, Most recent sale 03/03/2025 for 1,600,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 774,100       | 774,100    | 774,100 | 260,787      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 8,800      | 0       | 0            | 522,113        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 782,900       | 782,900    | 782,900 | 267,828      | 782,900        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-131-036-01   | 2026 Est. T.C.V.    | FOWLER LINDA M & DANIEL H |
| Property Class: 401 |                     | 7115 S DUNE HWY           |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L1149P602 CORRECTIVE TD FOR LEGAL: Beginning at a point on the shore of Glen Lake, 400 feet North of the Southeast corner of Government Lot 1 of Section 31 , Town 29 North, Range 14 West; thence West to State Trunk Line Highway M-1 09; thence North 16° East, 1 00 feet on State Trunk Line Highway M-1 09; thence East to the shore of Glen Lake; thence southerly along lake shore line to the Point of Beginning, 100 feet more or less (PID: 006-131-036-00; 7115 South Dune Highway, Empire, Michigan); and The Southerly 1/2 of a part of Government Lot 1 of Section 31 , Town 29 North, Range 14 West, more fully described as follows: beginning at a point on thE shore of Glen Lake, 500 feet North of the Southeast corner of said Government Lot 1; thence West to the Eastern limits of State Trunk Line Highway M-1 09; thence North 100 feet; thence East to the shore of Glen Lake; thence southerly along lake shore line, 100 feet, more or less, to the Place of Beginning, together with full riparian rights on Glen Lake pertaining thereto (PID: Part of 006-131-042-00)

L1142P156 BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 400 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 31 , TOWN 29 NORTH, RANGE 14 WEST: THENCE WEST TO STATE TRUNK LINE HIGHWAY M-109; THENCE NORTH 16° EAST, 100 FEET ON STATE TRUNK LINE HIGHWAY M-109; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG LAKE SHORE LINE TO THE POINT OF BEGINNING, 100 FEET MORE OR LESS (PID: 006-131-036-00; 7115 SOUTH DUNE HIGHWAY, EMPIRE, MICHIGAN); AND THE SOUTHERLY 1/2 OF A PART OF GOVERNMENT LOT 1, SECTION 31 , TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 600 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST TO THE EASTERN LIMITS OF STATE TRUNK LINE HIGHWAY M-109; THENCE NORTH 100 FEET; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG THE SHORE OF GLEN LAKE 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (PID: PART OF 006-131-042-00);

SPLIT/COMBINED ON 10/31/2012 FROM 006-131-036-00, 006-131-042-00;  
FORMERLY

L225 P827 L261 P283 L388 P071/94 DC L803 P215/04 BEG AT PT ON SHR GLEN LAKE 400 FT N OF SE COR LOT 1 TH W TO HWY M-109 TH N 16 DEG E 100 FT ALG HWY TH E TO SHR TH SELY ALG SHR TO POB UND 1/2 INTEREST EACH TRUST SEC 31 T29N R14W.  
SPLIT/COMBINED ON 10/31/2012 FROM 006-131-036-00, 006-131-042-00;

Split/Comb. on 10/31/2012 completed 10/31/2012 tim      SPLIT 131-042-00 1/2 TO  
EACH ADJ PARCEL;  
Parent Parcel(s): 006-131-036-00, 006-131-042-00;  
Child Parcel(s): 006-131-036-01;  
-----

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP B 10000                                                        | 100.00   | 300.00 | 0.8855 | 0.9622 | 10000 | 100   |                        | 851,993   |
| GROUP B 10000                                                        | 50.00    | 300.00 | 0.8855 | 0.9622 | 10000 | 50    | SURPLUS: ZONING 100 ft | 212,998   |
| 150 Actual Front Feet, 1.03 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |                        | 1,064,991 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 24.07 | 299  | 50     | 3,598      |
| Wood Frame  | 24.69 | 240  | 50     | 2,963      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,061      |

Cost Est. for Res. Bldg: 1 Single Family MODULAR      Cls C -5 Blt 2013

(11) Heating System: Forced Heat & Cool  
Ground Area = 2320 SF    Floor Area = 3280 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas



| Stories                                                    | Exterior | Foundation  | Size    | Cost New | Depr. Cost |
|------------------------------------------------------------|----------|-------------|---------|----------|------------|
| 1 Story                                                    | Siding   | Crawl Space | 2,320   |          |            |
| 1 Story                                                    | Siding   | Overhang    | 960     |          |            |
|                                                            |          |             | Total:  | 375,822  | 338,233    |
| Other Additions/Adjustments                                |          |             |         |          |            |
| Plumbing                                                   |          |             |         |          |            |
| Average Fixture(s)                                         |          |             | 1       | 1,451    | 1,306      |
| 2 Fixture Bath                                             |          |             | 1       | 3,056    | 2,750      |
| Water/Sewer                                                |          |             |         |          |            |
| 1000 Gal Septic                                            |          |             | 1       | 4,782    | 4,304      |
| Water Well, 100 Feet                                       |          |             | 1       | 5,847    | 5,262      |
| Deck                                                       |          |             |         |          |            |
| Treated Wood                                               |          |             | 264     | 4,887    | 4,398      |
| Treated Wood w/Roof (Deck Portion)                         |          |             | 271     | 4,970    | 4,473      |
| Treated Wood w/Roof (Roof portion)                         |          |             | 271     | 4,290    | 3,861      |
| Garages                                                    |          |             |         |          |            |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |          |             |         |          |            |
| Base Cost                                                  |          |             | 720     | 25,718   | 23,146     |
| Built-Ins                                                  |          |             |         |          |            |
| Appliance Allow.                                           |          |             | 1       | 2,767    | 2,490      |
| Fireplaces                                                 |          |             |         |          |            |
| Prefab 2 Story                                             |          |             | 1       | 3,170    | 2,853      |
| Carports                                                   |          |             |         |          |            |
| Aluminum                                                   |          |             | 377     | 5,493    | 4,944      |
| Local Cost Items                                           |          |             |         |          |            |
| WOOD HEAT SYSTEM                                           |          |             | 1       | 5,000    | 4,750      |
|                                                            |          |             |         |          | *95% Good  |
|                                                            |          |             | Totals: | 447,253  | 402,770    |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,087,479

|                                                                               |                |           |              |                |         |   |           |
|-------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|---------|---|-----------|
| 2026 Est. T.C.V. 006-131-036-01                                               |                |           |              |                |         | = | 2,161,531 |
| Est. TCV/Total Floor Area = 659.00, Most recent sale 04/18/2025 for 2,250,000 |                |           |              |                |         |   |           |
| 2025 Assessed                                                                 | MBOR           | S.E.V.    | Base for Cap | IRM            |         |   |           |
| 1,042,600                                                                     | 1,042,600      | 1,042,600 | 534,775      | 2.70           |         |   |           |
| 2026 New                                                                      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |   |           |
| 48,200                                                                        | -10,000        | 0         | 48,200       | 497,825        | 0       |   |           |
| 2026 Assessed                                                                 | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |   |           |
| 1,080,800                                                                     | 1,080,800      | 1,080,800 | 597,413      | 1,080,800      | 0       |   |           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-131-037-00   | 2026 Est. T.C.V.    | DIGGINS JOHN & KAREN |
| Property Class: 401 |                     | 7125 S DUNE HWY      |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L 253 P 399 GA 414 BEG AT PT ON SHORE GLEN L 300 FT N OF SE COR LOT 1 TH W TO  
 HWY M109 TH N 16 DEG E 100 FT ALONG HWY TH E TO SHORE TH SE <LY ALONG SHORE 100  
 FT TO BEG SEC 31 T29N R14W .25 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                           | 100.00   | 300.00 | 1.0000 | 0.9622 | 10000 | 100   |                         | 962,195 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 962,195 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1936

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 1 | -3,190 | -1,754 |
|----------------|---|--------|--------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 600 | 25,068 | 13,787 |
| Door Opener | 1   | 537    | 295    |

Totals: 22,415 12,328

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 33,286

2026 Est. T.C.V. 006-131-037-00 = 995,481

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/19/2014 for 450,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 498,200                 | 498,200 | 498,200   | 200,555        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -500    | 0         | 5,414          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 497,700                 | 497,700 | 497,700   | 205,969        | 205,969     | 0       |

|                     |                     |                     |
|---------------------|---------------------|---------------------|
| 45-006-131-038-00   | 2026 Est. T.C.V.    | JOHNSON ELIZABETH F |
| Property Class: 401 |                     | 7491 S DUNE HWY     |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630    |

L330P975 L505 P924-926/99 L828 P207/04 PRT GOVT LOT 3 SEC 31 COM NW COR GOVT LOT 3 SD SEC TH N 88 DEG 37'36" E ALG N LN GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD LN 74.51 FT TO POB TH S 00 DEG 04'40" E ALG SD LN 47.50 FT TH S 80 DEG 38'32" W 412.72 FT TO ELY R/W OF M-109 TH 76.29 ALG SD R/W ON ARC OF 2764.79 FT RADIUS CURVE TO RIGHT (CH-N 05 DEG 29'19" W 76.29 FT) TH N 84 DEG 40'11" E 416.26 FT TO POB SEC 31 T29N R14W .59 A M/L.

7/9/25 COMBINE INTEREST SPLIT FROM 006-131-038-01

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------------------------------|
| GROUP B 10000                          | 47.50    | 577.74 | 1.2502 | 1.1335 | 10000 | 100   |        | 673,135                         |
| 48 Actual Front Feet, 0.63 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 673,135 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 720 SF Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 720  |          |            |
| Total:  |          |            |      | 85,467   | 47,008     |

#### Other Additions/Adjustments

|                    |   |       |     |
|--------------------|---|-------|-----|
| Plumbing           |   |       |     |
| Average Fixture(s) | 1 | 1,007 | 554 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

|                |     |       |       |
|----------------|-----|-------|-------|
| Porches        |     |       |       |
| CSEP (1 Story) | 120 | 4,913 | 2,702 |

|                  |   |       |     |
|------------------|---|-------|-----|
| Built-Ins        |   |       |     |
| Appliance Allow. | 1 | 1,639 | 901 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Fireplaces       |   |       |       |
| Exterior 1 Story | 1 | 4,970 | 2,733 |

Totals: 107,439 59,092

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 159,548

2026 Est. T.C.V. 006-131-038-00 = 834,183

Est. TCV/Total Floor Area = 1158.59, Most recent sale 10/13/2004 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 277,700                 | 277,700 | 277,700   | 145,529        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 135,300                 | 4,100   | 0         | 63,872         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 417,100                 | 417,100 | 417,100   | 149,458        | 149,458     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-131-039-00   | 2026 Est. T.C.V.    | BUDINGER GAY M TRUST |
| Property Class: 401 |                     | 7487 S DUNE HWY      |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

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

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| GROUP B 10000                          | 47.50    | 541.06 | 1.2502 | 1.1151 | 10000      | 100   |              | 662,186 |
| 48 Actual Front Feet, 0.59 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 662,186 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1920

(11) Heating System: Space Heater

Ground Area = 700 SF Floor Area = 700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 700    |          |            |
|         |          |            | Total: | 81,617   | 44,890     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CSEP (1 Story) | 112 | 4,655 | 2,560 |
|----------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,733 |
|------------------|---|-------|-------|

Totals: 103,331 56,832

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 153,446

2026 Est. T.C.V. 006-131-039-00 = 820,632

Est. TCV/Total Floor Area = 1172.33

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 407,400                 | 407,400 | 407,400   | 121,946        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 2,900   | 0         | 3,292          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 410,300                 | 410,300 | 410,300   | 125,238        | 125,238     | 125,238 |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-040-00   | 2026 Est. T.C.V.    | ROMAN LANCE &    |
| Property Class: 402 |                     | S DUNE HWY       |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

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

# Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                          | 79.60    | 218.89 | 1.0708 | 0.8893 | 10000 | 100   |                         | 758,020 |
| 80 Actual Front Feet, 0.40 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 758,020 |

2026 Est. T.C.V. 006-131-040-00 = 758,020

Est. TCV/Total Floor Area = 1082.89, Most recent sale 06/04/1997 for 164,400

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 379,000       | 379,000        | 379,000 | 153,167      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 4,135          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 379,000       | 379,000        | 379,000 | 157,302      | 157,302        | 157,302 |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-041-00   | 2026 Est. T.C.V.    | ROMAN LANCE A &  |
| Property Class: 401 |                     | 7101 S DUNE HWY  |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L283 P980&981/88 PRT GOVT LOT 1 COM AT SW COR TH N 89 DEG 27' E 745.7 FT TO E  
BDY HWY M 109 TH N 15 DEG 04' E 726.63 FT TO POB TH N 89 DEG 27' E 224.55 FT TO  
SHR GLEN LAKE TH N 6 DEG 18' E ON SHR 100.68 FT TH S 89 DEG 27' W 208.45 FT TO E  
LINE HWY TH S 15 DEG 04' W ON E HWY LINE 103.80 FT TO POB SEC 31 T29N R14W .5 A  
M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                           | 100.68   | 216.33 | 0.9980 | 0.8867 | 10000 | 100   |                         | 890,886 |
| 101 Actual Front Feet, 0.50 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 890,886 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2500 | 0      | 0          |
| D/W/P: 4in Concrete                                 | 7.10     | 120  | 0      | 0          |
| Wood Frame                                          | 28.17    | 128  | 50     | 1,803      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,803      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Hot Water  
Ground Area = 1853 SF Floor Area = 3586 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,631 |          |            |
| 2 Story    | Siding   | Slab        | 222   |          |            |
| 2 Story    | Siding   | Overhang    | 144   |          |            |
|            |          | Total:      |       | 436,318  | 305,436    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 496 | 7,385 | 5,169 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 528 | 20,618 | 14,433 |
| Door Opener | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Totals: 495,487 346,854

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 936,506

Parcel Number: 45-006-131-041-00

Page: 2

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Est. TCV/Total Floor Area = 511.49

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 893,300       | 893,300        | 893,300 | 299,547      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 23,800         | 0       | 0            | 8,087          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 917,100       | 917,100        | 917,100 | 307,634      | 307,634        | 307,634 |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-131-043-01   | 2026 Est. T.C.V.    | DIETZEL VAUGHN R TRUST |
| Property Class: 401 |                     | 7107 S DUNE HWY        |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

L1149P599 CORRECTIVE TO A PART OF GOVERNMENT LOT 1, SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 600 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST TO THE EASTERN LIMITS OF STATE TRUNK LINE HIGHWAY M-109; THENCE NORTH 100 FEET; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG THE SHORE OF GLEN LAKE 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (PID: 006-131-043-00; C/KLA 7107 SOUTH DUNE HIGHWAY, EMPIRE, MICHIGAN); AND THE NORTHERLY 1/2 OF A PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 500 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST TO THE EASTERN LIMITS OF STATE TRUNK LINE HIGHWAY M-109; THENCE NORTH 100 FEET; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG LAKE SHORE LINE, 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, TOGETHER WITH FULL RIPARIAN RIGHTS ON GLEN LAKE PERTAINING THERETO (PID: PART OF 006-131-042-00):

L1142P199 A PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 500 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST TO THE EASTERN LIMITS OF STATE TRUNK LINE HIGHWAY M-109; THENCE NORTH 100 FEET; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG LAKE SHORE LINE, 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, TOGETHER WITH FULL RIPARIAN RIGHTS ON GLEN LAKE PERTAINING THERETO (PID: 006-131-043-00; ELK/A 7107 SOUTH DUNE HIGHWAY, EMPIRE, MICHIGAN); AND THE NORTHERLY 1/2 OF A PART OF GOVERNMENT LOT 1, SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 600 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST TO THE EASTERN LIMITS OF STATE TRUNK LINE HIGHWAY M-109; THENCE NORTH 100 FEET; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG THE SHORE OF GLEN LAKE 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (PID: PART OF 006-131-042-00);

SPLIT/COMBINED ON 10/31/2012 FROM 006-131-043-00; & PART OF 006-131-042-00 FORMERLY

L584 P109/01 DC L803 P215/04 PART GOVT LOT 1 SEC 31 BEG AT PT ON SHR OF GLEN LAKE 600 FT N OF SE COR SD GOVT LOT 1 TH W TO ELY LN ST HWY M-109 TH N ALG SD ELY LN 100 FT TH E TO SHR GLEN LK TH SLY ALG SHR 100 FT M/L TO POB UND 1/2 INT - ROBERT J DIETZEL TRUST AGREEMENT UND 1/2 INT - LUCILLE E DIETZEL TRUST AGREEMENT SEC 31 T29N R14W.

Split/Comb. on 10/31/2012 completed 10/31/2012 time SPLIT 131-042-00 1/2 TO EACH ADJ PARCEL;  
Parent Parcel(s): 006-131-043-00;  
Child Parcel(s): 006-131-043-01;  
-----

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|---------|
| GROUP B 10000                                                   | 100.00   | 230.00 | 0.8855 | 0.9004 | 10000 | 100   |                        | 797,237 |
| GROUP B 10000                                                   | 50.00    | 230.00 | 0.8855 | 0.9004 | 10000 | 50    | SURPLUS: ZONING 100 ft | 199,309 |
| 150 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 996,547 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 4in Concrete | 6.60 | 120  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940



Parcel Number: 45-006-131-043-01

Page: 2

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1328 SF Floor Area = 1328 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,328  |          |            |
|         |          |             | Total: | 160,159  | 96,096     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 126 | 2,381 | 1,429 |
|-----|-----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 442 | 6,687 | 4,012 |
|--------------|-----|-------|-------|

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 540 | 18,603 | 11,162 |
| Common Wall: 1/2 Wall | 1   | -1,005 | -603   |

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 768 | 23,939 | 14,363 |
|-----------|-----|--------|--------|

Class: C Exterior: Pole (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 4000 | 96,480 | 57,888 |
|-----------|------|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 2 | 9,402 | 5,641 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 329,784 | 197,870 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 534,249

2026 Est. T.C.V. 006-131-043-01

= 1,533,296

Est. TCV/Total Floor Area = 1154.59

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 761,600       | 761,600        | 761,600 | 405,140      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 5,000          | 0       | 0            | 10,938         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 766,600       | 766,600        | 766,600 | 416,078      | 416,078        | 416,078 |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-131-044-00   | 2026 Est. T.C.V.    | DAVEY JOHN G & ANN G & DAVEY G J/T |
| Property Class: 401 |                     | 7497 S DUNE HWY                    |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                   |

L505 P928-933/99 L806 P105/04 L829 P944/04 PRT GOVT LOT 3 SEC 31 COM NW COR GOVT LOT 3 TH N 88 DEG 37'36" E ALG N LN GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD LN 122.01 FT TO POB TH S 04 DEG 55'50" E ALG SD LN 100.97 FT TH S 79 DEG 25'13" W 408.74 FT TO ELY R/W OF M-109 TH 109.46 FT ALG SD R/W ON ARC OF 2764.79 FT RADIUS CURVE TO RIGHT (CHORD=N 07 DEG 24'47" W 109.45 FT) TH N 80 DEG 38'32" E 412.72 FT TO POB SUBJECT TO EASEMENTS, RIGHT-OF-WAYS RESERVATIONS AND RESTRICTIONS OF RECORD SEC 31 T29N R14W .99 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP B 10000                           | 100.97   | 427.10 | 0.9971 | 1.0510 | 10000 | 100   |                         | 1,058,157 |
| 101 Actual Front Feet, 0.99 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,058,157 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Hot Water  
 Ground Area = 1804 SF Floor Area = 2255 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,804  |          |            |
|            |          |             | Total: | 313,451  | 250,748    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 208 | 16,754 | 13,403 |
|----------------|-----|--------|--------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 17,524 |
| Storage Over Garage | 576 | 7,776  | 6,221  |
| Door Opener         | 2   | 1,075  | 860    |

Class: C Exterior: Pole (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 576 | 16,428 | 13,142 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,270 |
|------------------|---|-------|-------|

##### Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 30 | 2,065 | 1,652 |
|------------|----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 407,262 | 325,798 |
|---------|---------|---------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 879,655

2026 Est. T.C.V. 006-131-044-00 = 1,947,812

Est. TCV/Total Floor Area = 863.77, Most recent sale 04/26/2004 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 956,900       | 956,900        | 956,900 | 320,917      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 17,000         | 0       | 0            | 8,664          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 973,900       | 973,900        | 973,900 | 329,581      | 329,581        | 329,581 |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-131-045-00   | 2026 Est. T.C.V.    | WALSH D PATRICIA TRUST |
| Property Class: 401 |                     | 7551 S DUNE HWY        |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

L545 P452/00 PRT GOVT LOT 3 COM NW COR SD GOVT LOT 3 TH E 757.7 FT ALG N LN SD GOVT LOT 3 TH S 06 DEG 48' 00" E 608.3 FT TH S 15 DEG 43' 00" E 50 FT TO POB TH N 78 DEG 42' 00" E 176.2 FT TO POINT ON TRAVERSE LN ALG SHR GLEN LAKE TH S 21 DEG 36' 00" E 133 FT ALG SD TRAVERSE LN TH S 70 DEG 12' 00" W 189.4 FT TH S 74 DEG 16' 08" W25 FT TH S 15 DEG 46' 20" E 46.00 FT TH S 72 DEG 25' 41" W 272.01 FT TO C/L HWY M-109 TH NWLY ALG C/L ON CURVE TO RIGHT 258.43 FT TH N 82 DEG 19' E TO POB SEC 31 T29N R14W 2.5 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP B 10000                           | 100.00   | 461.00 | 0.9180 | 1.0713 | 10000 | 100   |                        | 983,451                           |
| GROUP B 10000                           | 33.00    | 461.00 | 0.9180 | 1.0713 | 10000 | 50    | SURPLUS: ZONING 100 ft | 162,269                           |
| 133 Actual Front Feet, 1.41 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,145,720 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 988 SF Floor Area = 1482 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 988  |          |            |
| Total:    |          |             |      | 201,859  | 151,377    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 7,127 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 216 | 11,595 | 8,696 |
|----------------|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 402 | 6,428 | 4,821 |
| Treated Wood | 12  | 548   | 411   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 244,565 183,405

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 495,194

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls D Blt 1935

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 432 SF Floor Area = 540 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

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| Stories                              | Exterior         | Foundation  | Size    | Cost New | Depr. Cost |
|--------------------------------------|------------------|-------------|---------|----------|------------|
| 1.25 Story                           | Siding           | Crawl Space | 432     |          |            |
|                                      |                  |             | Total:  | 64,685   | 35,575     |
| Other Additions/Adjustments          |                  |             |         |          |            |
| Water/Sewer                          |                  |             |         |          |            |
|                                      | 1000 Gal Septic  |             | 1       | 4,191    | 2,305      |
| Porches                              |                  |             |         |          |            |
|                                      | WSEP (1 Story)   |             | 136     | 6,550    | 3,602      |
| Garages                              |                  |             |         |          |            |
| Class: D Exterior: Pole (Unfinished) |                  |             |         |          |            |
|                                      | Base Cost        |             | 576     | 12,580   | 6,919      |
| Built-Ins                            |                  |             |         |          |            |
|                                      | Appliance Allow. |             | 1       | 1,639    | 901        |
|                                      |                  |             | Totals: | 89,645   | 49,302     |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 133,115

2026 Est. T.C.V. 006-131-045-00 = 1,779,029

Est. TCV/Total Floor Area = 879.84

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 876,000       | 876,000        | 876,000 | 360,727      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,500         | 0       | 0            | 9,739          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 889,500       | 889,500        | 889,500 | 370,466      | 370,466        | 0       |  |

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-045-10   | 2026 Est. T.C.V.    | ROOMIES & C LLC  |
| Property Class: 401 |                     | 7595 S DUNE HWY  |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L385 P333-335/94 PRT GOVT LOT 3 COM NW COR SD GOVT LOT 3 TH E 757.7 FT ALG N LN SD GOVT LOT 3 TH S 06 DEG 48' 00" E 608.3 FT TH S 15 DEG 43' 00" E 50 FT TH N 78 DEG 42' 00" E 176.2 FT TO POINT ON TRAVERSE LN ALG SHR GLEN LAKE TH S 21 DEG 36' 00" E 133 FT ALG SD TRAVERSE LN TH S 70 DEG 12' 00" W 189.4 FT TH S 15 DEG 43' E 1.50 FT TO POB TH S 15 DEG 43' E 148.51 FT TH S 17 DEG 48' E 50 FT TH S 70 DEG 12' W 282.60 FT TO POINT ON C/L HWY M-109 TH NWLY 164.93 FT ALG ARC OF 2864.79 FT RADIUS CURVE TO RIGHT CH-N 22 DEG 04' 53" W 164.93 FT TH N 72 DEG 25' 41" E 272.01 FT TH N 15 DEG 46' 20" W 46 FT TH N 74 DEG 16' 08" E 25 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 31 T29N R14W 1.08 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage                | Depth  | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|-----------------------------------------|-------------------------|--------|--------|--------|------|-------|---------|---------|
| C 100' @ 2000/                          | 164.93                  | 285.24 | 0.8824 | 0.8999 | 2000 | 100   |         | 261,930 |
| 165 Actual Front Feet, 1.08 Total Acres | Total Est. Land Value = |        |        |        |      |       | 261,930 |         |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 29.26 | 80   | 50     | 1,170      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,670      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = 660 SF Floor Area = 990 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Mich Bsmnt. | 660    |          |            |
|           |          |             | Total: | 119,138  | 77,667     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 3 Fixture Bath     | 1 | 3,794 | 2,276 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

#### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WSEP (1 Story) | 96 | 5,559 | 3,335 |
|----------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 229 | 4,351 | 2,611 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 7,051 | 4,231 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 153,031 | 91,817 |
|---------|---------|--------|

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 247,905

2026 Est. T.C.V. 006-131-045-10 = 513,505

Est. TCV/Total Floor Area = 518.69, Most recent sale 11/19/2025 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-131-045-10

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 251,700  | 251,700        | 251,700 | 151,714   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 5,100          | 0       | 0         | 4,096          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 256,800  | 256,800        | 256,800 | 155,810   | 155,810        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-131-046-00   | 2026 Est. T.C.V.    | JONES GARY L & BARBARA A LIV TRUST |
| Property Class: 401 |                     | 7531 S DUNE HWY                    |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                   |

L114 P425&590 L286 P615 & 616 /88COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 458.3 FT FOR PT OF BEG TH S 82 DEG 19' W 322.9 FT TO C/L M 109 TH SE<LY ALONG C/L 100.0 FT TH N 82 DEG 19' E 313.7 FT TH S 6 DEG 48' E 50.0 TH N 70 DEG 24' E TO SHORE OF GLEN LAKE TH NWLY ALG SHORE TO PT N 70 DEG 24' E OF BEG TH S 70 DEG 24' W TO POB SEC 31 T29N R14W 1.42 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP B 10000                           | 100.00   | 412.37 | 0.8855 | 1.0418 | 10000 | 100   |                        | 922,522                           |
| GROUP B 10000                           | 50.00    | 412.37 | 0.8855 | 1.0418 | 10000 | 50    | SURPLUS: ZONING 100 ft | 230,631                           |
| 150 Actual Front Feet, 1.42 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,153,153 |

#### Land Improvement Cost Estimates

| Description             | Rate  | Size | % Good | Cash Value |
|-------------------------|-------|------|--------|------------|
| Fencing: Vnyl, Slat, 6' | 42.49 | 968  | 0      | 0          |
| D/W/P: 3.5 Concrete     | 6.71  | 175  | 0      | 0          |
| D/W/P: Asphalt Paving   | 3.16  | 4000 | 0      | 0          |
| D/W/P: 4in Ren. Conc.   | 8.33  | 600  | 0      | 0          |
| D/W/P: Patio Blocks     | 15.89 | 1600 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 95     | 19,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 19,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2086 SF Floor Area = 2086 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,086 |          |            |
| Total:  |          |             |       | 297,695  | 208,419    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,652 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 239 | 18,487 | 12,941 |
| CCP (1 Story)  | 308 | 8,088  | 5,662  |

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 338 | 15,281 | 10,697 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 371 | 18,201 | 12,741 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,560 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 391,457 | 274,054 |
|---------|---------|---------|

Notes:



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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 739,946

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-131-046-00    | =            | 1,912,099             |
| Est. TCV/Total Floor Area = 916.63 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 940,800 940,800 940,800            | 362,083      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 15,200 0                         | 0            | 9,776 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 956,000 956,000 956,000            | 371,859      | 371,859 0             |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-131-047-00   | 2026 Est. T.C.V.    | JONES GARY & BARBARA LIV TR |
| Property Class: 401 |                     | S DUNE HWY                  |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

GA 422 PRT GOVT LOT 3 COM NW COR THEREOF TH E 757.7 FT TH S 6 DEG 48' E 558.3 FT  
 TO POB TH S 6 DEG 48' E 50 FT TH S 15 DEG 43' E 50 FT TH S 82 DEG 19' W TO C/L  
 M-109 TH NWLY ON C/L 100 FT TH N 82 DEG 19' E 313.7 FT TO POB SEC 31 T29N R14W  
 .72 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj.                   | Reason | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------------------------|--------|--------|
| E 100' @ 800/                           | 100.00   | 313.00 | 1.0000 | 0.8912 | 800  | 100                     |        | 71,295 |
| 100 Actual Front Feet, 0.72 Total Acres |          |        |        |        |      | Total Est. Land Value = |        | 71,295 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 360 14,144 12,022

Totals: 14,144 12,022

Notes: NO PLUMBING - POSTED 1 TO REMOVE THE ALLOWANCE

ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 26,448

2026 Est. T.C.V. 006-131-047-00 = 99,243

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 56,300                  | 56,300 | 56,300    | 37,924         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -6,700 | 0         | 1,023          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 49,600                  | 49,600 | 49,600    | 38,947         | 38,947      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-131-048-00   | 2026 Est. T.C.V.    | BUDINGER GAY M TRUST |
| Property Class: 402 |                     | S DUNE HWY           |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| E 100' @ 800/                           | 200.00   | 470.00 | 0.7576 | 1.0275 | 800  | 100   |                 | 124,551                         |
| A 100' @ 7000/                          | 21.00    | 470.00 | 0.8202 | 1.0195 | 7000 | 50    | SURPLUS: ZONING | 100 ft 61,460                   |
| 221 Actual Front Feet, 2.38 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 186,010 |

2026 Est. T.C.V. 006-131-048-00 = 186,010

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/10/1996 for 62,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 101,500                 | 101,500 | 101,500   | 51,511         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -8,500  | 0         | 1,390          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 93,000                  | 93,000  | 93,000    | 52,901         | 52,901      | 52,901  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-131-049-00   | 2026 Est. T.C.V.    | JOHNSON BRADLEY J & KRISTEN M |
| Property Class: 401 |                     | 7513 S DUNE HWY               |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L829 P765&767/04 2005 INTEREST REVISED(COMB INT SPLITS -049-10-& -049-20) PRT  
 GOVT LOT 3 SEC 31 COM AT NW COR GOVT LOT 3 TH N 88 DEG 37'36" E ON N LINE GOVT  
 LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD SHR  
 122.01 FT TH S 04 DEG 55'50" E ALG SD LN 100.97 FT TO POB TH S 09 DEG 31'25" E  
 ALG SD LN 100.00 FT TH S 79 DEG 25'14" W 408.63 FT TO ELY R/W OF M-109 TH 100.00  
 FT ALG SD R/W ON ARC OF 2764.79 FT RAD CRV TO RIGHT (CHORD=N 09 DEG 35'01" W  
 99.99 FT) TH N 79 DEG 25'13" E 408.74 FT TO POB SEC 31 T29N R14W.

THIS WAS A COMBINATION FOR 2005  
 PARCELS 006-131-049-10 & 006-131-049-20

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN  
 \* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP B 10000                                                   | 100.00   | 500.00 | 1.0000 | 1.0933 | 10000 | 100   |        | 1,093,265 |
| 100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,093,265 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 688  | 50     | 16,477     |
| D/W/P: Flagstone/Sand | 21.39 | 906  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.31  | 2200 | 0      | 0          |
| Wood Frame            | 24.27 | 280  | 50     | 3,398      |

Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 39,875     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 761 SF Floor Area = 1595 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 761  |          |            |
| 1 Story | Siding   | Overhang    | 73   |          |            |
| Total:  |          |             |      | 214,891  | 128,942    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 147 | 10,760 | 6,456 |
| WGEP (1 Story) | 87  | 9,517  | 5,710 |
| CPP            | 24  | 670    | 402   |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 272 13,344 8,006

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
|------------------|---|-------|-------|

Parcel Number: 45-006-131-049-00

Page: 2

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 Totals: 275,110 165,073

Notes:

 ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 445,697
 

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2026 Est. T.C.V. 006-131-049-00 = 1,578,837

Est. TCV/Total Floor Area = 989.87, Most recent sale 10/31/2011 for 650,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 779,500       | 779,500        | 779,500 | 364,248      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 9,900          | 0       | 0            | 9,834          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 789,400       | 789,400        | 789,400 | 374,082      | 374,082        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-131-050-00   | 2026 Est. T.C.V.    | OLSON JAROD C & OLSON CHARLES W & |
| Property Class: 401 |                     | 7573 S DUNE HWY                   |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                  |

L404 P725-729/95 PRT GOVT LOT 3 BEG AT PT 886.34 FT E & 805.21 FT S OF NW COR  
 LOT 3 TH N 70 DEG 12' E 240.94 FT TO SHR GLEN LK TH S 31 DEG 31' 10' E ON SHR  
 48.96 FT TH S 73 DEG 03' W 253.70 FT TH N 15 DEG 43' W TO POB SUBJECT TO PRIVATE  
 BEACH EASEMENT SEC 31 T29N R14W .37 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage                | Depth  | Front  | Depth  | Rate | %Adj. | Reason  | Value   |
|----------------------------------------|-------------------------|--------|--------|--------|------|-------|---------|---------|
| A 100' @ 7000/                         | 48.96                   | 266.91 | 1.1955 | 0.8851 | 7000 | 100   |         | 362,618 |
| 49 Actual Front Feet, 0.30 Total Acres | Total Est. Land Value = |        |        |        |      |       | 362,618 |         |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 5.88 | 148  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 924  |          |            |
| Total:  |          |             |      | 108,438  | 59,640     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 192 | 3,016 | 1,659 |
|-----|-----|-------|-------|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,733 |
|------------------|---|-------|-------|

Totals: 128,513 70,681

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 190,839

2026 Est. T.C.V. 006-131-050-00 = 558,457

Est. TCV/Total Floor Area = 604.39, Most recent sale 02/08/1995 for 1

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 240,000       | 240,000        | 240,000 | 101,546      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 39,200         | 0       | 0            | 2,741          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 279,200       | 279,200        | 279,200 | 104,287      | 104,287        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-131-050-10   | 2026 Est. T.C.V.    | SALISBURY RESORT LLC |
| Property Class: 401 |                     | 7589 S DUNE HWY      |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

GA 425-3 L285 P320-321 L320 P42-43/91 PRT GOVT LOT 3 COM NW COR SD GOVT LOT 3 TH  
 E 886.34 FT TH S 805.21 FT TH S 15 DEG 43' 00" E 35.50 FT TO POB TH N 73 DEG 03'  
 00" E 48.58 FT TH S 15 DEG 43' 00" E 62.16 FT TH S 70 DEG 12' 00" W 48.62 FT TH  
 N 15 DEG 43' 00" W 64.55 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS  
 CONSISTING OF UND 2/3 INTEREST TO OLSON GEORGE & JONELYNN UND 1/3 INT TO OLSON  
 WENDY SEC 31 T29N R14W 0.071 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|----------------------------------------|----------|-------|--------|--------|------|-------|--------|---------------------------------|
| B 100' @ 3400/                         | 62.00    | 48.00 | 1.1269 | 0.5764 | 3400 | 100   |        | 136,918                         |
| 62 Actual Front Feet, 0.07 Total Acres |          |       |        |        |      |       |        | Total Est. Land Value = 136,918 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 720 SF Floor Area = 1440 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Stone    | Basement   | 720  |          |            |
| Total:  |          |            |      | 193,199  | 115,919    |

#### Other Additions/Adjustments

|                      |  |     |       |         |         |
|----------------------|--|-----|-------|---------|---------|
| <b>Plumbing</b>      |  |     |       |         |         |
| Average Fixture(s)   |  | 1   | 1,209 | 725     |         |
| <b>Water/Sewer</b>   |  |     |       |         |         |
| 1000 Gal Septic      |  | 1   | 4,473 | 2,684   |         |
| Water Well, 100 Feet |  | 1   | 5,522 | 3,313   |         |
| <b>Porches</b>       |  |     |       |         |         |
| WPP                  |  | 384 | 6,152 | 3,691   |         |
| <b>Built-Ins</b>     |  |     |       |         |         |
| Appliance Allow.     |  | 1   | 1,934 | 1,160   |         |
| <b>Fireplaces</b>    |  |     |       |         |         |
| Interior 2 Story     |  | 1   | 5,876 | 3,526   |         |
| Totals:              |  |     |       | 218,365 | 131,018 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 353,749

|                                                                            |            |         |              |                |         |
|----------------------------------------------------------------------------|------------|---------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-131-050-10                                            |            |         |              | =              | 495,667 |
| Est. TCV/Total Floor Area = 344.21, Most recent sale 01/15/1991 for 75,000 |            |         |              |                |         |
| 2025 Assessed                                                              | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 294,400                                                                    | 294,400    | 294,400 | 90,369       | 2.70           |         |
| 2026 New Eq.                                                               | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                                                                          | -46,600    | 0       | 0            | 2,439          | 0       |
| 2026 Assessed                                                              | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 247,800                                                                    | 247,800    | 247,800 | 92,808       | 92,808         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-131-051-00   | 2026 Est. T.C.V.    | SEXTON FAMILY COTTAGE LLC |
| Property Class: 401 |                     | 7581 S DUNE HWY           |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L287 P301/88 L563 P276/00 PART GOVT LOT 3 COM AT A PT E 886.34 FT & S 805.21 FT FROM NW COR OF GOVT LOT 3 TH S 15 DEG 43' E 100 FT TH N 70 DEG 12' 186.23 FT TO POB TH N 70 DEG 12' E 64.67FT TO SHORE GLEN LAKE TH N 12 DEG 01' W ALG SHORE 52.31 FT TH S 73 DEG 03' W 67.99 FT TH S 15 DEG 43' E 55. 40 FT TO POB SEC 31 T29N R14W .08 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

|                                        |          | * Factors * |        | HOLDING TANKS |                         |              |
|----------------------------------------|----------|-------------|--------|---------------|-------------------------|--------------|
| Description                            | Frontage | Depth       | Front  | Depth         | Rate %Adj.              | Reason Value |
| GROUP B 10000                          | 52.31    | 66.00       | 1.2146 | 0.6590        | 10000 100               | 418,676      |
| 52 Actual Front Feet, 0.08 Total Acres |          |             |        |               | Total Est. Land Value = | 418,676      |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 980 SF Floor Area = 1463 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1 Story    | Siding   | Crawl Space | 336  |          |            |
| 1.75 Story | Siding   | Crawl Space | 644  |          |            |
| Total:     |          |             |      | 176,820  | 106,063    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 100 | 2,510 | 1,506 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,556 |
|----------------|---|-------|-------|

Totals: 201,337 120,773

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 326,087

2026 Est. T.C.V. 006-131-051-00 = 749,763

Est. TCV/Total Floor Area = 512.48

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 373,600                 | 373,600 | 373,600   | 221,919        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 1,300   | 0         | 5,991          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 374,900                 | 374,900 | 374,900   | 227,910        | 227,910     | 0       |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-131-052-00   | 2026 Est. T.C.V.    | SEXTON RICHARD E & SANDRA G TRUST |
| Property Class: 401 |                     | 7577 S DUNE HWY                   |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                  |

L257 P278 DC L563 P701 L563 P699/00 L255 P868 PRT GOVT LOT 3 COM AT PT 886.34 FT  
E & 805.21 FT S OF NW COR LOT 3 TH S 15 DEG 43' E 100 FT TH N 70 DEG 12' E 48.62  
FT TO POB TH N 70 DEG 12' E 137.61 FT TH N 15 DEG 43' W 55.4 FT TH S 73 DEG 03'  
W 137.19 FT TH S 15 DEG 43' E 62.16 FT TO POB SEC 31 T29N R14W .2 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| B 100' @ 3400/                         | 55.40    | 157.26 | 1.1591 | 0.7754 | 3400 | 100   |        | 169,294                         |
| 55 Actual Front Feet, 0.20 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 169,294 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 68   | 0      | 0          |
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,443      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C -5 Blt 1935

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 836 SF Floor Area = 1672 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| 2 Story                     | Siding   | Slab       | 836  |          |            |
| Total:                      |          |            |      | 191,162  | 114,679    |
| Other Additions/Adjustments |          |            |      |          |            |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 72 | 2,767 | 1,660 |
|-----|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 132 | 3,101 | 1,861 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 1,902 |
|----------------|---|-------|-------|

Totals: 219,614 131,750

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 355,725

2026 Est. T.C.V. 006-131-052-00 = 531,462

Est. TCV/Total Floor Area = 317.86

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 320,900                 | 320,900 | 320,900   | 120,687        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -55,200 | 0         | 3,258          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

265,700

265,700

265,700

123,945

123,945

0

|                     |                     |                  |
|---------------------|---------------------|------------------|
| 45-006-131-053-00   | 2026 Est. T.C.V.    | ROOMIES & C LLC  |
| Property Class: 401 |                     | 7627 S DUNE HWY  |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630 |

L240 P710 L364 P851-854/93 GA 426 COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 608.3 FT TH S 15 DEG 43' E 309.0 FT TO POB TH S 15 DEG 43' E 50 FT TH S 17 DEG 48' E 50 FT TH N70 DEG 12' E TO SHORE GLEN LAKE TH NWLY ALONG SHORE TO PT N 70 DEG 12' E OF PT OF BEG TH S 70 DEG 12' W TO POB SEC 31 T29N R14W. 0.45 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                           | 100.00   | 250.00 | 1.0000 | 0.9193 | 10000 | 100   |                         | 919,323 |
| 100 Actual Front Feet, 0.57 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 919,323 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1282 SF Floor Area = 3212 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 634    |          |            |
| 3 Story | Siding   | Slab       | 648    |          |            |
|         |          |            | Total: | 268,933  | 147,913    |

#### Other Additions/Adjustments

|                      |  |         |         |         |  |
|----------------------|--|---------|---------|---------|--|
| Plumbing             |  |         |         |         |  |
| 3 Fixture Bath       |  | 1       | 3,190   | 1,754   |  |
| Water/Sewer          |  |         |         |         |  |
| 1000 Gal Septic      |  | 1       | 4,191   | 2,305   |  |
| Water Well, 100 Feet |  | 1       | 5,252   | 2,889   |  |
| Porches              |  |         |         |         |  |
| CGEP (1 Story)       |  | 90      | 6,062   | 3,334   |  |
| Deck                 |  |         |         |         |  |
| Treated Wood         |  | 128     | 2,904   | 1,597   |  |
| Balcony              |  |         |         |         |  |
| Wood Balcony         |  | 128     | 4,746   | 2,610   |  |
| Wood Balcony         |  | 96      | 3,560   | 1,958   |  |
| Built-Ins            |  |         |         |         |  |
| Appliance Allow.     |  | 1       | 1,639   | 901     |  |
| Fireplaces           |  |         |         |         |  |
| Direct-Vented Gas    |  | 1       | 2,089   | 1,149   |  |
|                      |  | Totals: | 302,566 | 166,410 |  |

Notes: MAIN RESIDENCE

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 449,307

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0

Parcel Number: 45-006-131-053-00

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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 420 SF Floor Area = 420 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 420  |          |            |
| Total:  |          |            |      | 54,491   | 29,970     |

## Other Additions/Adjustments

## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 1,639  | 901    |
| Totals:          |   | 56,130 | 30,871 |

Notes: BLUE INN

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 83,352

Cost Est. for Res. Bldg: 3 Single Family 2 STORY Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 672  |          |            |
| Total:  |          |            |      | 137,165  | 75,440     |

## Other Additions/Adjustments

## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 96 | 6,324 | 3,478 |
|----------------|----|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 2,089 | 1,149 |
|-------------------|---|-------|-------|

Totals: 147,217 80,968

Notes: COTTAGE

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 218,614

2026 Est. T.C.V. 006-131-053-00 = 1,678,118

Est. TCV/Total Floor Area = 337.24, Most recent sale 10/29/2020 for 715,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 828,400       | 828,400    | 828,400 | 417,657      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,700     | 0       | 0            | 11,276         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 839,100       | 839,100    | 839,100 | 428,933      | 428,933        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-131-054-00   | 2026 Est. T.C.V.    | JACKSON LARY D & SARAH R |
| Property Class: 401 |                     | 7667 S DUNE HWY          |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

L291 P74&75/88 L726 P394/03 PRT GOVT LOT 3 & 4 COM AT SE COR SEC 31 TH N 0 DEG 32' E 1261.52 FT TH N 26 DEG 15' 30" W 164.73 FT FOR POB TH S 56 DEG 20' 10" W TO E R/W M-109 TH NWLY ALG SD R/W 137.5 FT TH N 70 DEG 12' E TO SHR GLEN LAKE TH SELY ALG SHR TO POB SEC 31 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| GROUP B 10000                          | 56.60    | 570.67 | 1.1862 | 1.1300 | 10000      | 100   |              | 758,667 |
| 57 Actual Front Feet, 0.74 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 758,667 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1576 SF Floor Area = 2402 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,000  |          |            |
| 2 Story    | Siding   | Crawl Space | 576    |          |            |
|            |          |             | Total: | 299,856  | 179,912    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 2 | 9,133 | 5,480 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 160 | 11,437 | 6,862 |
|----------------|-----|--------|-------|

##### Deck

|                                    |     |       |       |           |
|------------------------------------|-----|-------|-------|-----------|
| Treated Wood w/Roof (Deck Portion) | 40  | 1,571 | 1,524 | *97% Good |
| Treated Wood w/Roof (Roof portion) | 40  | 832   | 807   |           |
| Treated Wood                       | 256 | 4,785 | 2,871 |           |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 240 | 12,276 | 7,366 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 1,813 |
|-------------------|---|-------|-------|

Totals: 357,759 215,543

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 581,966

2026 Est. T.C.V. 006-131-054-00 = 1,340,633

Est. TCV/Total Floor Area = 558.13

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 657,700                 | 657,700 | 657,700   | 210,427        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 12,600  | 0         | 5,681          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 670,300                 | 670,300 | 670,300   | 216,108        | 216,108     | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-131-055-00   | 2026 Est. T.C.V.    | SMITH RICHARD K JR TRUST |
| Property Class: 401 |                     | 7161 S DUNE HWY          |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

L234 P38 L283 P762 L499 P996/99 PRT OF GOVT LOT 1 COM NE SEC COR TH S 89 DEG 12' 00" W 317.64 FT TO C/L ST HWY M-109 TH S 15 DEG 04' 15" W 1039.98 FT ALG SD C/L FOR POB TH N 89 DEG 27' 00" E390.06 FT TO SHR LITTLE GLEN LAKE TH S 09 DEG 38' 15" W 132.08 FT ALG SD SHR TH S 89 DEG 27' 00" W 403.04 FT TO C/L ST HWY M-109 TH N 15 DEG 04' 15" E 134.99 FT TO POB SEC 31 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP B 10000                           | 100.00   | 400.00 | 0.9201 | 1.0339 | 10000 | 100   |                        | 951,318                           |
| GROUP B 10000                           | 32.00    | 400.00 | 0.9201 | 1.0339 | 10000 | 50    | SURPLUS: ZONING 100 ft | 152,211                           |
| 132 Actual Front Feet, 1.21 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,103,529 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2014 SF Floor Area = 2518 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,014  |          |            |
|            |          |             | Total: | 397,829  | 278,480    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |
| 2 Fixture Bath     | 1 | 4,500 | 3,150 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 80  | 5,826  | 4,078 |
| WPP           | 612 | 14,229 | 9,960 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 28,950 | 20,265 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,824 |
| Door Opener         | 2   | 1,343  | 940    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,239 |
|------------------|---|--------|-------|

Totals: 485,296 339,706

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 917,206

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1964

Parcel Number: 45-006-131-055-00

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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 660 SF Floor Area = 660 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 660    |          |            |
|         |          |             | Total: | 86,757   | 56,392     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

## Garages

|                                                             |     |        |                  |
|-------------------------------------------------------------|-----|--------|------------------|
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |                  |
| Base Cost                                                   | 903 | 27,135 | 11,397 *42% Good |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

## Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 20 | 528 | 343 |
|-----|----|-----|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 117,563 | 70,175 |
|---------|---------|--------|

## Notes:

|                                            |         |
|--------------------------------------------|---------|
| ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: | 189,473 |
|--------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-131-055-00 | = | 2,217,708 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 697.83

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,085,900     | 1,085,900      | 1,085,900 | 358,941      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 23,000         | 0         | 0            | 9,691          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,108,900     | 1,108,900      | 1,108,900 | 368,632      | 368,632        | 294,906 |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-131-055-10   | 2026 Est. T.C.V.    | SMITH BRADLEY H & ANDREA B |
| Property Class: 401 |                     | 7179 S DUNE HWY            |
| Map #: 63           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

DC L428 P710 L540 P517/00 S 70 FT OF N 200 FT OF S 300 FT OF GOVT LOT 1 LYING E  
OF ST RD 109 UND 50% INT EA TO BRATT DAVID CHARLES & SMITH ANDREA BRATT  
RESERVING A LIFE ESTATE TO MARILYN R BRATT SEC 31 T29N R11W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------|
| GROUP B 10000                          | 70.00    | 200.00 | 1.1129 | 0.8694 | 10000 | 100   |        | 677,344 |
| 70 Actual Front Feet, 0.32 Total Acres |          |        |        |        |       |       |        |         |
| Total Est. Land Value =                |          |        |        |        |       |       |        | 677,344 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1957

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2309 SF Floor Area = 2309 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,546 |          |            |
| 1 Story | Siding   | Slab        | 576   |          |            |
| 1 Story | Siding   | Piers       | 187   |          |            |
| Total:  |          |             |       | 280,111  | 182,036    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 650 | 8,801 | 5,721 |
| Treated Wood | 96  | 2,461 | 1,600 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 310,787 201,977

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 545,338

2026 Est. T.C.V. 006-131-055-10 = 1,231,157

Est. TCV/Total Floor Area = 533.20

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 604,100                 | 604,100 | 604,100   | 246,313        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 11,500  | 0         | 6,650          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 615,600                 | 615,600 | 615,600   | 252,963        | 252,963     | 0       |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-131-057-00   | 2026 Est. T.C.V.    | MARTLEW JEFFREY L & VIRGINIA L |
| Property Class: 401 |                     | 7647 S DUNE HWY                |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

PRT GOVT LOT 3 BEG AT PT ON SHR GLEN LAKE 1565.5 FT N & 114.1 FT W OF SE COR SEC  
TH S 70 DEG 12' W 360.3 FT TO E R/W M-109 TH N 25 DEG 29' W ALG R/W 50.24 FT TH  
N 70 DEG 12' E 362.45 FT TO SHR GLEN LK TH S 22 DEG 50' E ALG SHR 50.03 FT TO  
POB SEC 31 T29N R14W 0.42 A M/L.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP B 10000                          | 50.03    | 360.00 | 1.2309 | 1.0071 | 10000                   | 100   |        | 620,183 |
| 50 Actual Front Feet, 0.41 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 620,183 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,144  |          |            |
|           |          |            | Total: | 253,190  | 189,884    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 66 | 4,058 | 3,043 |
|---------------|----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 312 | 5,448 | 4,086 |
| Treated Wood | 140 | 3,223 | 2,417 |
| Treated Wood | 12  | 548   | 411   |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 580 | 24,499 | 18,374 |
| Door Opener | 1   | 537    | 403    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,019 |
|------------------|---|-------|-------|

Totals: 318,942 239,196

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 645,829

2026 Est. T.C.V. 006-131-057-00

= 1,273,512

Est. TCV/Total Floor Area = 742.14

Parcel Number: 45-006-131-057-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 621,700  | 621,700        | 621,700 | 248,806      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 15,100         | 0       | 0            | 6,717          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 636,800  | 636,800        | 636,800 | 255,523      | 255,523        | 255,523 |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-131-058-00   | 2026 Est. T.C.V.    | CAWOOD WILLIAM E & JULIA A |
| Property Class: 401 |                     | 7637 S DUNE HWY            |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 608.3 FT TH S 15 DEG 43' E 359.0 FT TH S 17 DEG 48' E 50 FT TO POB TH N 70 DEG 12' E TO SHORE GLEN LAKE TH S 22 DEG 50' E ALONG SHORE 50.03 FT TH S 70 DEG 12' W 362.45 FT TO E R/W LINE M-109 TH N 23 DEG 29' W ALONG R/W LINE 50.24 FT TH N 70 DEG 12' E TO POB SEC 31 T29N R14W 0.42 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| GROUP B 10000                          | 50.03    | 350.00 | 1.2309 | 1.0000 | 10000                   | 100   |        | 615,831 |
| 50 Actual Front Feet, 0.40 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 615,831 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1256 SF Floor Area = 1256 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,256  |          |            |
|         |          |             | Total: | 173,462  | 112,750    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 32 | 1,764 | 1,147 |
|-----|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 768 | 26,888 | 17,477 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 224,012 145,608

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 393,142

2026 Est. T.C.V. 006-131-058-00 = 1,008,973

Est. TCV/Total Floor Area = 803.32, Most recent sale 12/02/2014 for 352,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 497,400                 | 497,400 | 497,400 | 220,528      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 7,100   | 0       | 0            | 5,954          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 504,500                 | 504,500 | 504,500 | 226,482      | 226,482        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-131-059-00   | 2026 Est. T.C.V.    | DEERING PAUL MARTIN & DEERING JACOB |
| Property Class: 401 |                     | 7545 S DUNE HWY                     |
| Map #: 65           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                    |

GA 433 COM AT NW COR GOV<T LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 608.3 FT FOR PT  
OF BEG TH S 15 DEG 43' E 50 FT TH N 78 DEG 42' E 176.2 FT TO SHORE GLEN LAKE TH  
NE<LY ALONG SHORE TO PT N 79 DEG 24' E OF BEG TH S 79 DEG 24' W TO BEGINNING SEC  
31 T29N R14W 0.20 A.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                           |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|---------------------------------|
| GROUP B 10000                          | 50.00    | 174.24 | 1.2311 | 0.8400 | 10000 | 100   |        | 517,070                         |
| 50 Actual Front Feet, 0.20 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 517,070 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,443      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 912 SF Floor Area = 912 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 912    |          |            |
|         |          |             | Total: | 115,226  | 92,182     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 967 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 4,473  | 3,578 |
| Water Well, 200 Feet | 1 | 10,124 | 8,099 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 493 | 7,183 | 5,746 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,547 |
|------------------|---|-------|-------|

Totals: 140,149 112,119

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 302,721

2026 Est. T.C.V. 006-131-059-00 = 826,234

Est. TCV/Total Floor Area = 905.96, Most recent sale 12/08/1972 for 1

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 407,800                 | 407,800 | 407,800   | 89,247         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 5,300   | 0         | 2,409          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 413,100                 | 413,100 | 413,100   | 91,656         | 91,656      | 0       |  |

45-006-132-001-00                      2026 Est. T.C.V.                      US GOVT NATL PARK  
 Property Class: 402  
 Map #: 66                      GLEN ARBOR TOWNSHIP                      ,

L244 P959/76 L199 P151/78 THAT PRT OF GOVT LOT 1 LYING NELY OF PUBLIC RD EXC  
 PLAT OF FOREST GLEN NO. 2 ALSO EXC PRT GOVT LOT 1 BEG AT SE COR GOVT LOT 3 SEC  
 29 TH S 11 DEG 48' W 323.30 FT TO C/L PUB RD TH N 55 DEG 57' W ON C/L 82.20 FT  
 TH ON CURVE CONVEX WLY & HAVING RAD OF 125 FT A DIST OF 138.7 FT TH N 9 DEG 40'  
 E ON C/L RD 52.0 FT THN 17 DEG 54' E ON C/L 102.20 FT TO N LN G.L. 1 TH E ON SD  
 N LN 143.5 FT TO POB ALSO PRT GOVT LOT 1 BEG AT SW COR SE 1/4SE 1/4 SEC 29 TH S  
 11 DEG 48' W 323.30 FT TO C/L PUB RD TH N 55 DEG 57' W ON C/L 82.20 FT TH TO RT  
 & ON CURVE CONVEX WLY & HAVING RAD OF 125 FT A DIST OF 138.7 FT TH N 9 DEG 40' E  
 ON C/L RD 52.00 FT TH N 17 DEG 54' E ON C/L 102.20 FT TO N LN GOVT LOT 1 TH E ON  
 N LN 143.5 FT TO POB TOTAL ACREAGE ALSO INCLUDES LOTS 75 THRU PRT OF LOT 89 PLAT  
 OF FOREST GLEN NO. 2 SEC 32 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front        | Depth | Rate       | %Adj. | Reason       | Value  |
|------------------|----------|-------|--------------|-------|------------|-------|--------------|--------|
| EXEMPT PARK LAND |          |       | 12.800 Acres |       | 6,906      | 100   | AC EST       | 88,400 |
|                  |          | 12.80 | Total Acres  |       | Total Est. |       | Land Value = | 88,400 |

2026 Est. T.C.V. 006-132-001-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-132-003-00   | 2026 Est. T.C.V.    | MV LEGACY PROPERTIES LLC |
| Property Class: 401 |                     | 8257 W DAY FOREST RD     |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

L413 P66 L485 P973/98 L616 P260/01 L874 P388&415/05 PRT OF GOVT LOT 1 SEC 32 & PRT OF GOVT LOT 3 SEC 29 DESC AS COM SE COR SD GOVT LOT 3 SEC 29 TH W 458.2 FT FOR POB TH S 42 DEG 42' E 73.6 FT TH S 65 DEG 2' W 275 FT TO SHR GLEN LAKE TH N 35 DEG 9' W 100 FT TH N 65 DEG 39' E 263 FT TH S 42 DEG 42' E 26.4 FT TO POB EXC PRT FOR ROADWAY COM NE COR SD GOVT LOT 1 SEC 32 TH W 458.20 FT TO POB ON NELY LN UNREC PLAT OF FOREST MANOR TH S 42 DEG 42' E 27.21 FT TH W 27.21 FT TH N 42 DEG 42' W 41.44 FT TH N 65 DEG 40' E 21.70 FT TO NELY LN SD PLAT TH S 42 DEG 42' E 26.4 FT POB SECS 29 & 32 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 250.00 | 1.0000 | 0.9036 | 14500 | 100   |                         | 1,310,223 |
| 100 Actual Front Feet, 0.57 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,310,223 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 20.81 | 180  | 50     | 1,873      |
| Dock: Light posts          | 53.05 | 270  | 50     | 7,162      |
| D/W/P: Asphalt Paving      | 3.68  | 2386 | 0      | 0          |
| D/W/P: Patio Blocks        | 19.22 | 360  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 19,035     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1926

(11) Heating System: Forced Heat & Cool

Ground Area = 1208 SF Floor Area = 1806 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,208 |          |            |
| 1 Story | Siding   | Overhang    | 598   |          |            |
|         |          | Total:      |       | 275,583  | 192,909    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,495  |
| 3 Fixture Bath     | 3 | 20,147 | 14,103 |
| Separate Shower    | 1 | 2,720  | 1,904  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 481 | 11,222 | 7,855 |
| WPP | 56  | 3,000  | 2,100 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 81 | 2,375 | 1,662 |
|--------------|----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 797 | 46,816 | 32,771 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,145 |
| Door Opener         | 2   | 1,343  | 940    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

Parcel Number: 45-006-132-003-00

Page: 2

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,842 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 385,226 | 269,658 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 728,077

2026 Est. T.C.V. 006-132-003-00 = 2,057,335

Est. TCV/Total Floor Area = 1139.17, Most recent sale 09/01/2022 for 2,150,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,019,200     | 1,019,200      | 1,019,200 | 634,266      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,500          | 0         | 0            | 17,125         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,028,700     | 1,028,700      | 1,028,700 | 651,391      | 651,391        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-132-004-00   | 2026 Est. T.C.V.    | COUNTY OF LEELANAU   |
| Property Class: 202 |                     | S DUNNS FARM RD      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

# Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth            | Front     | Depth   | Rate | %Adj. | Reason                  | Value |
|-------------|--------------|------------------|-----------|---------|------|-------|-------------------------|-------|
| 2000 COMM   | \$0/SQFT ROW |                  | 2178 SqFt | 0.00000 | 100  |       |                         | 0     |
|             |              | 0.05 Total Acres |           |         |      |       | Total Est. Land Value = | 0     |

|                                 |   |   |
|---------------------------------|---|---|
| 2026 Est. T.C.V. 006-132-004-00 | = | 0 |
|---------------------------------|---|---|

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-133-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W DAY FOREST RD      |
| Map #: 67           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front   | Depth       | Rate   | %Adj. | Reason                  | Value     |
|------------------|----------|-------|---------|-------------|--------|-------|-------------------------|-----------|
| EXEMPT PARK LAND |          |       | 407.050 | Acres       | 10,000 | 100   |                         | 4,070,500 |
|                  |          |       | 407.05  | Total Acres |        |       | Total Est. Land Value = | 4,070,500 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-133-001-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-134-001-00   | 2026 Est. T.C.V.    | HILGARD JAMES H & JENNIFER F |
| Property Class: 401 |                     | 7058 S GLEN LAKE RD          |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L440 P427/97 L557 P204/00 L562 P108/00 PRT GOVT LOT 1 COM AT NE COR TH S 34 DEG33' E 243.30 FT FOR POB TH W 691.71 FT M/L TH S 250 FT M/L TH E 602.22 FT TO SHR OF GLEN LAKE TH N ALG SHR TO POB EXC S 100 FT THEREOF UND 1/2 INT JAMES H HILGARD REVOCABLE LIVING TRUST AND UND 1/2 INT JENNIFER F HILGARD REVOCABLE LIVING TRUST SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 650.00 | 0.8503 | 1.6703 | 8000 | 100   |                        | 1,136,167                         |
| INFERIOR 8000/                          | 50.00    | 650.00 | 0.8503 | 1.6703 | 8000 | 50    | SURPLUS: ZONING 100 ft | 284,042                           |
| 150 Actual Front Feet, 2.24 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,420,209 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 275  | 0      | 0          |
| Wood Frame                                          | 26.81    | 160  | 50     | 2,145      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,645      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1978

(11) Heating System: Forced Hot Water  
 Ground Area = 1756 SF Floor Area = 1756 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 952    |          |            |
| 1 Story | Siding   | Basement    | 804    |          |            |
|         |          |             | Total: | 271,767  | 163,043    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Brick Veneer | 168 | 2,838 | 1,703 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| CCP (1 Story) | 36 | 1,242 | 745 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 190 | 3,931 | 2,359 |
| Treated Wood | 210 | 4,202 | 2,521 |

#### Garages

|                                                            |      |        |        |
|------------------------------------------------------------|------|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 1008 | 33,103 | 19,862 |
| Common Wall: 1 Wall                                        | 1    | -2,182 | -1,309 |
| Door Opener                                                | 3    | 1,612  | 967    |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 528  | 20,618 | 12,371 |
| Common Wall: 1 Wall                                        | 1    | -2,182 | -1,309 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 360,877 | 216,509 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 584,574

2026 Est. T.C.V. 006-134-001-00 = 2,009,428

Est. TCV/Total Floor Area = 1144.32, Most recent sale 11/21/1996 for 315,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 905,000                 | 905,000   | 905,000   | 344,257        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 99,700    | 0         | 9,294          | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,004,700               | 1,004,700 | 1,004,700 | 353,551        | 353,551     | 0       |

45-006-134-001-10 2026 Est. T.C.V. US GOVT NATL PARK  
 Property Class: 402  
 Map #: 69 GLEN ARBOR TOWNSHIP ,

L187 P257 L244 P959 L356 P320-322/93 L198 P986/78 PRT N 1/2 SEC 34 COM AT NW COR  
 N 1/2 SEC 34 TH S 0 DEG 20' W 1323.10 FT M/L TH N 89 DEG 38' E 792.3 FT TH CONT  
 N 89 DEG 54' 40" E 228.44 FT TH N 31 DEG 06' 05" E 148.75 FT TH N 9 DEG 33' 45"  
 E 177.54 FT TH S 89 DEG 29' 30" E 194.91 FT TH N 299.62 FT TH E 500 FT TH N 305  
 FT TH W 28.69 FT M/L TH N 0 DEG 05' 20" E 500 FT TH E 430 FT TH N 200 FT TO N LN  
 SD SEC TH W TO POB SEC 34 T29N R14W 60.637 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth             | Front        | Depth | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------------|--------------|-------|------------|-------|--------------|---------|
| EXEMPT PARK LAND |          |                   | 60.637 Acres |       | 10,000     | 100   |              | 606,370 |
|                  |          | 60.64 Total Acres |              |       | Total Est. |       | Land Value = | 606,370 |

2026 Est. T.C.V. 006-134-001-10 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-134-001-20   | 2026 Est. T.C.V.    | DEVIRGILIO MARK J & SUSAN J |
| Property Class: 401 |                     | 7061 S GLEN LAKE RD         |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L309 P207/90 L328 P270/91 S 100 FT OF FOLLOWING DESCRIBED PARCEL: PRT GOVT LOT 1  
COM AT NE COR TH S 34 DEG 33' E 243.30 FT FOR POB TH W 691.71 FT M/L TH S 250 FT  
M/L TH E 602.22 FT TO SHR OF GLEN LAKE TH N ALG SHR TO POB SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 625.00      | 1.0000 | 1.6572 | 8000                    | 100   |        | 1,325,782 |
| 100 Actual Front Feet, | 1.44     | Total Acres |        |        | Total Est. Land Value = |       |        | 1,325,782 |

#### Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 45.58 | 340  | 50     | 7,748      |
| Wood Frame        | 29.26 | 80   | 50     | 1,170      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,418     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 864  |          |            |
| 1 Story | Siding   | Slab        | 96   |          |            |
|         |          | Total:      |      | 119,681  | 77,792     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 786 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 96  | 7,116 | 4,625 |
| WPP            | 308 | 4,946 | 3,215 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 200 | 3,966 | 2,578 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,710 |
|------------------|---|-------|-------|

Totals: 154,555 100,459

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 271,239

2026 Est. T.C.V. 006-134-001-20 = 1,607,439

Est. TCV/Total Floor Area = 1674.42

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 715,000                 | 715,000 | 715,000   | 214,990        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 88,700  | 0         | 5,804          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

803,700

803,700

803,700

220,794

220,794

0

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-134-002-01   | 2026 Est. T.C.V.    | WYMER ERIC L & MELISSA D |
| Property Class: 401 |                     | 7088 S GLEN LAKE RD      |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L258 P77 PRT OF GOVT LOT 1 BEG AT PT ON SHORE GLEN LAKE 450 FT S OF & 249.04 FT W OF NE COR SEC 34 TH S 16 DEG 54' W ON SHORE 104.51 FT TH W 104.34 FT TO C/L ST HWY M-22 IN ARC OF 1 DEG CURVE TH S 19 DEG 53' 10" W ALONG CHORD 106.34 FT TH S 19 DEG 08' 50" W ON SUCCESSIVE CHORD CURVE 52.93 FT TH W 414.69 FT TH N 0 DEG 05' 20" E 250 FT TH E 602.22 FT TO POB EXC S 100 FT THEREOF SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 600.00 | 0.9844 | 1.6438 | 8000 | 100   |                        | 1,294,532                         |
| INFERIOR 8000/                          | 4.00     | 600.00 | 0.9844 | 1.6438 | 8000 | 50    | SURPLUS: ZONING 100 ft | 25,891                            |
| 104 Actual Front Feet, 1.43 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,320,423 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1958

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1786 SF Floor Area = 1786 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,170 |          |            |
| 1 Story | Siding   | Basement    | 616   |          |            |
| Total:  |          |             |       | 285,140  | 185,333    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 943   |
| 3 Fixture Bath     | 3 | 13,700 | 8,905 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 120 | 5,951 | 3,868 |
| WPP           | 432 | 7,845 | 5,099 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 256 | 4,785 | 3,110 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 432 | 18,360 | 11,934 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 355,966 231,370

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 624,699

Parcel Number: 45-006-134-002-01

Page: 2

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 Est. TCV/Total Floor Area = 1091.89, Most recent sale 12/11/2020 for 809,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 879,000       | 879,000        | 879,000 | 385,836      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 96,100         | 0       | 0            | 10,417         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 975,100       | 975,100        | 975,100 | 396,253      | 396,253        | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-134-003-01   | 2026 Est. T.C.V.    | PFEIFER FRANK W & MARIE L TR |
| Property Class: 401 |                     | 7097 S GLEN LAKE RD          |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 80.00  | 0.7432 | 1.0986 | 8000  | 100   |                        | 653,170                           |
| GROUP A 21000                           | 5.00     | 80.00  | 0.8819 | 0.5814 | 21000 | 50    | SURPLUS: ZONING 100 ft | 26,919                            |
| INFERIOR 8000/                          | 105.00   | 420.00 | 0.7432 | 1.5306 | 8000  | 100   |                        | 955,537                           |
| 210 Actual Front Feet, 1.21 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,635,626 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 36.43 | 60   | 50     | 1,093      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,093      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 920 SF Floor Area = 1840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 920  |          |            |
| Total:  |          |            |      | 262,426  | 196,801    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,086 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 150 | 4,172 | 3,129 |
| WPP | 120 | 3,559 | 2,669 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 32 | 1,426 | 1,069 |
|--------------|----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 462 | 25,179 | 18,884 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 320,025 | 239,998 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 647,995

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 32.12

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 32.12

Total Floor Area: 1,200 Base Cost New of Upper Floors = 38,544

Reproduction/Replacement Cost = 38,544

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 16,959

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Cost # or Height Storys

| Item Description | Col. | Rate | SqFt | Adj. | Adj. | Cost |
|------------------|------|------|------|------|------|------|
|------------------|------|------|------|------|------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 0

ECF (4080 BIG GLEN) 2.700 =&gt; TCV of Bldg: 1 = 45,790

Replacement Cost/Floor Area= 32.12 Est. TCV/Floor Area= 38.16

Total Estimated True Cash Value of Commercial/Industrial Buildings = 45,790

2026 Est. T.C.V. 006-134-003-01 = 2,335,504

Est. TCV/Total Floor Area = 768.26

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,049,200     | 1,049,200      | 1,049,200 | 293,669      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 118,600        | 0         | 0            | 7,929          | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,167,800     | 1,167,800      | 1,167,800 | 301,598      | 301,598        | 301,598 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-134-004-00   | 2026 Est. T.C.V.    | CREIGHTON NANCY M REV TRUST |
| Property Class: 401 |                     | 7107 S GLEN LAKE RD         |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L420 P387/96 L619 P832/01 SURV L7 P495 L783 P695/04 PRT GOVT LOT 1 SEC 34 COM AT  
PT ON SHR GLEN LAKE WHICH IS S 450 FT & W 249.04 FT FROM NE COR GOVT LOT 1 TH S  
16 DEG 54' W ALG SD SHR 104.51 FT TH S 18 DEG 14'30" W ALG SD SHR 105.29 FT TO  
POB TH S 13 DEG 30'52" W ALG SD SHR 63.25 FT TH N 84 DEG 01'31" W 110.39 FT TO  
PT ON C/L ST HWY M-22 TH N 19 DEG 10'20" E ALG SD C/L 52.93 FT TH N 89 DEG  
59'36" E 107.19 FT TO POB SEC 34 T29N R14W. .14 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/        | 56.37    | 108.19      | 1.2577 | 1.1669 | 8000       | 100   |              | 661,848 |
| 56 Actual Front Feet, | 0.14     | Total Acres |        |        | Total Est. |       | Land Value = | 661,848 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Electric Baseboard  
Ground Area = 715 SF Floor Area = 715 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 715    |          |            |
|         |          |            | Total: | 91,769   | 59,650     |

#### Other Additions/Adjustments

|                    |   |       |     |
|--------------------|---|-------|-----|
| Plumbing           |   |       |     |
| Average Fixture(s) | 1 | 1,174 | 763 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,342 | 2,822 |
| Water Well, 100 Feet | 1 | 5,361 | 3,485 |

|                |     |       |       |
|----------------|-----|-------|-------|
| Porches        |     |       |       |
| CSEP (1 Story) | 60  | 3,048 | 1,981 |
| WPP            | 282 | 4,684 | 3,045 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 1,878 | 1,221 |

Totals: 112,256 72,967

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 197,010

2026 Est. T.C.V. 006-134-004-00 = 860,358

Est. TCV/Total Floor Area = 1203.30

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 386,700       | 386,700        | 386,700 | 93,906       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 43,500         | 0       | 0            | 2,535          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 430,200       | 430,200        | 430,200 | 96,441       | 96,441         | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-134-005-00   | 2026 Est. T.C.V.    | WHITESIDE FAMILY SECURITY TRUST |
| Property Class: 401 |                     | 7016 S GLEN LAKE RD             |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

PRT OF GOVT LOT 1 BEG NE COR LOT 1 ON SHR GLEN LAKE TH W 400.64 FT TH S 200 FT  
TH E 400 FT M/L TO SHORE GLEN LAKE TH NLY ALG SD SHR 221.65 FT M/L TO POB  
INCLUDING ALL LAND LYING BETWEEN ABOVE DESCRIPTION & WATERS EDGE OF GLEN LAKE  
SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 373.17 | 0.7370 | 1.4948 | 8000  | 100   |                        | 881,346                           |
| GROUP A 21000                           | 114.45   | 373.17 | 0.8772 | 0.8545 | 21000 | 50    | SURPLUS: ZONING 100 ft | 900,796                           |
| 214 Actual Front Feet, 1.84 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,782,142 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1930

(11) Heating System: Forced Heat & Cool  
Ground Area = 1783 SF Floor Area = 1783 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,140 |          |            |
| 1 Story | Siding   | Crawl Space | 643   |          |            |
| Total:  |          |             |       | 338,632  | 220,110    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1088 | 29,746 | 14,873 |
| Basement, Outside Entrance, Above Grade | 1    | 2,575  | 1,674  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 510 | 11,888 | 7,727 |
| WPP | 738 | 15,122 | 9,829 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 48 | 1,801 | 1,171 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                   |     |        |        |
|-------------------|-----|--------|--------|
| Base Cost         | 576 | 28,950 | 18,817 |
| No Concrete Floor | 576 | -4,637 | -3,014 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,384 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 457,127 | 292,669 |
|---------|---------|---------|

Notes: 7001-WHITE HOUSE. NE ON PARCEL AT LAKE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 790,206

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2109 SF Floor Area = 2109 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 409   |          |            |
| 1 Story | Siding   | Basement    | 1,700 |          |            |
|         |          | Total:      |       | 327,770  | 213,085    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 83 | 2,942 | 1,912 |
|-----|----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 448 | 6,899 | 4,484 |
| Treated Wood | 121 | 2,915 | 1,895 |

## Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 660 | 18,658 | 12,128 |
| Door Opener | 2   | 846    | 550    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 284 | 13,712 | 8,913 |
|-----------|-----|--------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,685 |
|----------------|---|-------|-------|

Totals: 400,315 260,239

Notes: 7016-BROWN HSE ACROSS ST

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 702,645

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 0

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1182 SF Floor Area = 1182 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,182 |          |            |
|         |          | Total:      |       | 168,979  | 109,837    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

## Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 3,108 |
| Water Well, 50 Feet | 1 | 3,410 | 2,216 |

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,401 |
| Treated Wood | 64 | 1,991 | 1,294 |

## Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 779 | 12,347 | 8,026 |
|-----|-----|--------|-------|

Totals: 199,682 129,794

Notes: 7021 S'LY HOUSE ON WATER.

ECF (4080 BIG GLEN) 2.700 => TCV: 350,444

2026 Est. T.C.V. 006-134-005-00

= 3,632,937

Est. TCV/Total Floor Area = 715.99

2025 Assessed MBOR S.E.V.

1,699,900 1,699,900 1,699,900

Base for Cap

IRM

625,445

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 116,600 0

0

16,887

0

2026 Assessed MBOR S.E.V.

Capped

->Taxable<-

PRE/MBT

1,816,500 1,816,500 1,816,500

642,332

642,332

0

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-134-007-00   | 2026 Est. T.C.V.    | DALY SUSAN & DALY BROOKE J/T |
| Property Class: 402 |                     | S GLEN LAKE RD               |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L1086P226 PRT GOV LOT 1 SEC 34 T29N R14W COMM N1/4 CNR OF SEC 34 TH N89.4814W 437.92 ALONG N LINE SEC 34 THROUGH NPS MONUMENT A-39 TH 00.0351W 700.03 TO C/N M-22 TH S17.4400W 283.46 ALONG C/L TO POB TH S17.4400W 151.71 ALONG C/L TH N89.5435W 365.07 TH N00.0815E 109.03 TH S89.5920E 122.09 TH N00.3850E 34.98 TH S89.5920E 288.53 TO POB

FORMERLY: L246 P586/84 L350 P132/92 PRT GOVT LOT 1 COM N 1/4 SEC COR TH ALG N SEC LN W 437.92 FT TH S 700 FT TO PT ON C/L ST HWY M-22 TH S 17 DEG 44' 0" W 283.46 FT TO POB TH CONT S 17 DEG 44' 0"W 151.71 FT ALG C/L TH N 89 DEG 54' 35" W 303.95 FT TH S 0 DEG 38' 50" W 41.49 FT TH N 89 DEG 33' 10" W 220 FT TH S 0 DEG 38' 50" W 140.21 FT TH N 89 DEG 46' 55" W 219.99 FT TH N 0 DEG 38' 50" E 149.81 FT TH S 89 DEG 53' 10" E 170 FT TH N 0 DEG 38' 50" E 16.5 FT TH S 89 DEG 53' 10" E 253.50 FT TH N 0 DEG 38' 50" E 41.48 FT TH S 89 DEG 54' 35" E 16.5 FT TH N 0 DEG 38' 50" E 72.61 FT TH S 89 DEG 59' 20" E 80 FT TH N 0 DEG 38' 50" E 54.98 FT TH S 89 DEG 59' 20" E 268.53 FT TO C/L M-22 & POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 34 T29N R14W.

2011 LOT LINE ADJUSTMENTS / TRANSFERS TO NEIGHBORING PARCELS EXEMPT FROM LAND DIVISION ACT TO PROVIDE MORE UNIFORM LOT SHAPES AND TRANSFER LAND TO KNIGHT.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| C 100' @ 2000/                          | 100.00   | 359.01 | 0.9129 | 0.9531 | 2000 | 100   |                 | 174,015                         |
| E 100' @ 800/                           | 44.01    | 359.01 | 0.8802 | 0.9350 | 800  | 50    | SURPLUS: ZONING | 100 ft 14,487                   |
| 144 Actual Front Feet, 1.19 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 188,502 |

2026 Est. T.C.V. 006-134-007-00 = 188,502

Est. TCV/Total Floor Area = 37.15, Most recent sale 05/18/2011 for 300,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 96,100                  | 96,100 | 96,100    | 50,240         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -1,800 | 0         | 1,356          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 94,300                  | 94,300 | 94,300    | 51,596         | 51,596      | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-134-007-10   | 2026 Est. T.C.V.    | JOHNSON HARVEY C & AMELIA D & |
| Property Class: 401 |                     | 7115 S GLEN LAKE RD           |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L308 P141 L493 P457 L532 P600/99 SURV L7 P495/01 L723 P408&428/03 PRT GOVT LOT 1  
 SEC 34 COM AT PT ON MEANDER LN ALG SHR GLEN LAKE WHICH IS S 450 FT & W 249.04 FT  
 FROM NE COR SD GOVT LOT 1 TH S 16 DEG 54' W ALG SD LN 104.51 FT TH S 18 DEG  
 14'30" W ALG SD LN 105.29 FT TH S 13 DEG 30'52" W 63.25 FT TO POB TH S 06 DEG  
 43'11" W ALG SD LN 49.07 FT TH S 07 DEG 02'27" W ALG SD LN 89.99 FT TH S 86 DEG  
 57'24" W 143.48 FT TO PT ON C/L ST HWY M-22 TH N 17 DEG 44'03" E ALG SD C/L  
 164.98 FT TH S 84 DEG 01'31" E 110.39 FT TO POB SEC 34 T29N R14W. .43 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 100.00 | 0.8766 | 1.1487 | 8000  | 100   |                        | 805,545                           |
| GROUP A 21000                           | 39.00    | 100.00 | 0.9777 | 0.6148 | 21000 | 50    | SURPLUS: ZONING 100 ft | 246,137                           |
| 139 Actual Front Feet, 0.32 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,051,682 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 500  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1995

(11) Heating System: Forced Hot Water

Ground Area = 1632 SF Floor Area = 2448 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,632  |          |            |
|           |          |            | Total: | 399,858  | 299,892    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1632 | 87,459 | 65,594 |
| Basement, Outside Entrance, Below Grade | 2    | 7,777  | 5,833  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 128 | 4,667  | 3,500  |
| WPP           | 842 | 17,253 | 12,940 |
| WCP (1 Story) | 24  | 2,119  | 1,589  |

#### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Treated Wood          | 180 | 4,028 | 3,021 |
| w/Roof (Roof portion) | 182 | 4,197 | 3,148 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 294 | 20,098 | 15,073 |
| Door Opener | 2   | 1,343  | 1,007  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|



Parcel Number: 45-006-134-007-10

Page: 2

## Fireplaces

Interior 2 Story

1

8,495

6,371

Totals:

588,893

441,667

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,192,501

2026 Est. T.C.V. 006-134-007-10

= 2,246,683

Est. TCV/Total Floor Area = 917.76

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,045,600     | 1,045,600 | 1,045,600 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 331,585      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 0                       | 77,700 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 8,952          | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,123,300     | 1,123,300 | 1,123,300 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 340,537 | 340,537     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-007-20   | 2026 Est. T.C.V.    | BAAD TRUST &         |
| Property Class: 401 |                     | 7147 S GLEN LAKE RD  |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L308 P144-146 L396 P540-542 L548 P675 L779 P776&786/03 PARCEL B- PRT OF GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 322 FT TH S 700 FT TO PT ON SHR GLEN LAKE TH ALG SHR S 07 DEG 05'35" W 8.91 FT TH S 03 DEG 47'55" W 128.28 FT ALG SD SHR TH S 08 DEG 10'10" W 9.60 FT ALG SD SHR TO POB TH CONT ALG SD SHR S 08 DEG 10'10" W 74.91 FT TH S 17 DEG 42'15" W ALG SD SHR 91.79 FT TH N 74 DEG 13'24" W 77.54 FT TH N 88 DEG 18'08" W 81.11 FT TO C/L ST HWY M-22 TH ALG SD C/L N 17 DEG 44'00" E 133.36 FT TH N 86 DEG 59'45" E 155.61 FT TO POB SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 116.93 | 0.8684 | 1.1852 | 8000  | 100   |                        | 823,362                           |
| GROUP A 21000                           | 42.31    | 116.93 | 0.9720 | 0.6393 | 21000 | 50    | SURPLUS: ZONING 100 ft | 276,028                           |
| 142 Actual Front Feet, 0.38 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,099,390 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 29.26 | 80   | 50     | 1,170      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,670      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1927

(11) Heating System: Forced Air w/ Ducts

Ground Area = 560 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 280    |          |            |
| 1 Story | Siding   | Crawl Space | 140    |          |            |
| 1 Story | Siding   | Crawl Space | 140    |          |            |
|         |          |             | Total: | 103,560  | 62,135     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 169 | 8,592 | 5,155 |
|----------------|-----|-------|-------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 80 | 2,174 | 1,304 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 7,051 | 4,231 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 134,515 | 80,707 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 217,909

2026 Est. T.C.V. 006-134-007-20

= 1,320,969

Est. TCV/Total Floor Area = 1572.58

Parcel Number: 45-006-134-007-20

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 598,500  | 598,500        | 598,500 | 163,906      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 62,000         | 0       | 0            | 4,425          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 660,500  | 660,500        | 660,500 | 168,331      | 168,331        | 168,331 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-134-007-30   | 2026 Est. T.C.V.    | DALY SUSAN & DALY BROOKE J/T |
| Property Class: 401 |                     | 7155 S GLEN LAKE RD          |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L308 P135-137/90 PARCEL C PRT GOVT LOT 1 COM N 1/4 COR SD SEC TH ALG N SEC LN W  
 322 FT TH S 700 FT TO POINT ON SHR GLEN LAKE TH ALG SD SHR S 07 DEG 05' 35" W  
 8.91 FT TH S 03 DEG 47' 55" W ALG SD SHR 128.28 FT TH S 08 DEG 10' 10" W ALG SD  
 SHR 84.51 FT TH S 17 DEG 42' 15" W ALG SD SHR 91.79 FT TO POBTH CONT S 17 DEG  
 42' 15" W ALG SD SHR 18.06 FT TH S 23 DEG 28' 55" W ALG SD SHR 108.81 FT TH N 84  
 DEG 51' 30" W 149.56 FT TO C/L STATE HWY M-22 TH ALG SD C/L N 17 DEG 44' 00" E  
 133.50 FT TH S 88 DEG 20' 25" E 81.11 FT TH S 74 DEG 13' 24" E 77.54 FT TO POB  
 SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-----------------|---------------------------------|
| INFERIOR 8000/                          | 100.00   | 125.00 | 0.9697 | 1.2011 | 8000  | 100   |                 | 931,769                         |
| GROUP A 21000                           | 8.00     | 125.00 | 1.0000 | 0.6501 | 21000 | 50    | SURPLUS: ZONING | 100 ft 54,605                   |
| 108 Actual Front Feet, 0.31 Total Acres |          |        |        |        |       |       |                 | Total Est. Land Value = 986,374 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF Floor Area = 1560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|-----------|-----------|------------|--------|----------|------------|
| 1.5 Story | Pine Logs | Basement   | 1,040  |          |            |
|           |           |            | Total: | 220,999  | 165,779    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 4,171 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 48  | 3,256 | 2,442 |
| WPP           | 96  | 3,069 | 2,302 |
| WPP           | 304 | 5,542 | 4,156 |
| WPP           | 304 | 5,542 | 4,156 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 352 | 17,596 | 13,197 |
| Door Opener | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 280,120 | 210,117 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-134-007-30

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ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 567,316

|                                                                       |         |           |
|-----------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-134-007-30                                       | =       | 1,555,190 |
| Est. TCV/Total Floor Area = 996.92, Most recent sale 07/13/1989 for 0 |         |           |
| 2025 Assessed                                                         | MBOR    | S.E.V.    |
| 706,900                                                               | 706,900 | 706,900   |
|                                                                       |         | 345,980   |
|                                                                       |         | 2.70      |
| 2026 New Eq. Adjustment                                               | Loss    | Additions |
| 0                                                                     | 70,700  | 0         |
|                                                                       |         | 9,341     |
| 2026 Assessed                                                         | MBOR    | S.E.V.    |
| 777,600                                                               | 777,600 | 777,600   |
|                                                                       |         | 355,321   |
|                                                                       |         | 355,321   |
|                                                                       |         | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-007-40   | 2026 Est. T.C.V.    | ZIERK NORMAN TRUST   |
| Property Class: 401 |                     | 7169 S GLEN LAKE RD  |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L308 P138-140 L344 P842/92 L887 P717/06 PARCEL D - PRT GOVT LOT 1 SEC 34 COM N  
 1/4 COR SD SEC TH ALG N SEC LN W 322 FT TH S 700 FT TO POINT ON SHR GLEN LAKE TH  
 ALG SD SHR S 07 DEG 05' 35" W 8.91 FT TH S 03 DEG 47'55" W ALG SD SHR 128.28 FT  
 TH S 08 DEG 10' 10" W ALG SD SHR 84.51 FT TH S 17 DEG 42' 15" W ALG SD SHR  
 109.85 FT TH S 23 DEG 28' 55" W ALG SD SHR 108.81 FT TO POB TH CONT ON SHR LN S  
 23 DEG 28' 55" W 146.79 FT TH N 89 DEG 51' 35" W 137.68 FT TO C/L STATE HWY M-22  
 TH ALG SD C/L N 17 DEG 44' 00" E 155 FT TH S 84 DEG 51' 30" E 149.56 FT TO POB  
 SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 110.00 | 0.8595 | 1.1708 | 8000  | 100   |                        | 805,070                           |
| GROUP A 21000                           | 46.00    | 110.00 | 0.9657 | 0.6296 | 21000 | 50    | SURPLUS: ZONING 100 ft | 293,686                           |
| 146 Actual Front Feet, 0.37 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,098,756 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 40   | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 408    |          |            |
| 1 Story | Siding   | Basement   | 456    |          |            |
|         |          |            | Total: | 193,702  | 145,287    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 864 | 16,710 | 12,532 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 2,086  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 48  | 3,256 | 2,442 |
| WPP           | 252 | 5,360 | 4,020 |
| WPP           | 252 | 5,360 | 4,020 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 249,753 187,323

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 505,772

Parcel Number: 45-006-134-007-40

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|                                     |              |                       |
|-------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-134-007-40     | =            | 1,606,028             |
| Est. TCV/Total Floor Area = 1262.60 |              |                       |
| 2025 Assessed MBOR S.E.V.           | Base for Cap | IRM                   |
| 733,900 733,900 733,900             | 328,360      | 2.70                  |
| 2026 New Eq. Adjustment Loss        | Additions    | Tax Adjustment Losses |
| 0 69,100 0                          | 0            | 8,865 0               |
| 2026 Assessed MBOR S.E.V.           | Capped       | ->Taxable<- PRE/MBT   |
| 803,000 803,000 803,000             | 337,225      | 337,225 0             |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-134-007-50   | 2026 Est. T.C.V.    | JOHNSON HARVEY C & AMELIA D & |
| Property Class: 402 |                     | S GLEN LAKE RD                |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L1086P216 L1086P223 L1086226 EXCLUDED TRANSFERED LAND RESULTING IN DESCRIPTION OF REMAINDER AS: PRT GOV LOT 1 SEC34 T29N R14W COM N1/4 CNR SEC 34 TH N89.4814W 437.92 ALONG N LINE OF SEC 34 THROUGH NPS MONUMENT A-39 TH S00.0351W 700.03 TO C/L M-22 TO POB TH S17.4400W 141.73 ALONG C/L TH N89.5920W 330.17 TH N00.3850E 135.01 TH S89.5920E 371.82 TO POB 1.0878 A M/L

FORMERLY: L347 P559-564 L532 P598/99 PRT GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 437.92 FT TH S 700 FT TO POINT IN C/L ST HWY M-22 & POB TH ALG SD C/L S 17 DEG 44' 0" W 141.73 FT TH N 89 DEG 59' 20" W 320.17 FT TH S 0 DEG 38' 50" W 179.99 FT TH N 89 DEG 59' 20" W 290 FT TH S 0 DEG 38' 50" W 123.71 FT TH N 89 DEG 53' 10" W 50 FT TH S 0 DEG 38' 50" W 16.50 FT TH N 89 DEG 53' 10" W 170 FT TH N 0 DEG 38' 50" E 149.81 FT TH S 89 DEG 59' 20" E 500 FT TH N 0 DEG 38' 50" E 305 FT TH S 89 DEG 59' 20" E 371.82 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 34 T29N R14W.

5/18/11SPLIT OFF BACK .775 ACRES AND TRANSFER TO KNIGHT ADJACENT LAND OWNER. RE ASSIGN PARCEL LINES TO NEIGHBOR EXEMPT SPLIT PER MICHIGAN COMPILED LAW - TIM 3 TRANSFERS INVOLVED TO FORM A UNIFORM PARCEL SHAPE:  
JOHNSON TO KNIGHT L1086P216  
JONSON AND BAAD TO DALY L1086P226  
JOHNSON TO BAAD L1086P223

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 200.00 | 0.9193 | 0.8234 | 2000 | 100   |                         | 151,403 |
| E 100' @ 800/                           | 40.00    | 200.00 | 0.8889 | 0.7619 | 800  | 50    | SURPLUS: ZONING 100 ft  | 10,836  |
| 140 Actual Front Feet, 0.64 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 162,238 |

2026 Est. T.C.V. 006-134-007-50 = 162,238

Est. TCV/Total Floor Area = 127.55, Most recent sale 05/16/2011 for 300,000

|                         |        |           |                |                     |
|-------------------------|--------|-----------|----------------|---------------------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM                 |
| 82,900                  | 82,900 | 82,900    | 46,766         | 2.70                |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses              |
| 0                       | -1,800 | 0         | 1,262          | 0                   |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 81,100                  | 81,100 | 81,100    | 48,028         | 48,028 0            |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-007-60   | 2026 Est. T.C.V.    | BAAD TRUST           |
| Property Class: 402 |                     | S GLEN LAKE RD       |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1086P225 PRT GOV LOT 1 S34T29N R14 W COMM N 1/4 CNR OF SEC 34 TH N89.4814W 437.92, ALONG N LINE OF SAID SEC 34, THROUGH NPS MONUMNET A-39 TH S00.0351W 700.03 TH TO C/L M-22 TH S17.4400W 141.73 ALONG C/L TO POB TH S17.4400W 141.73 ALONG C/L TH N89.5920W 288.53 TH N00.3850E 135.01 TH S89.5920E 330.18 TO POB. .9588 A M/L

FORMERLY L348 P400-405 L548 P675/00 PRT GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 437.92 FT TH S 700 FT TO POINT IN C/L ST HWY M-22 TH ALG SD C/L S 17 DEG 44' 0" W 141.73 FT TO POB TH ALG SD C/L S 17 DEG 44' 0" W 141.73 FT TH N 89 DEG 59' 20" W 268.53 FT TH S 0 DEG 38' 50" W 54.98 FT TH N 89 DEG 59' 20" W 80 FT TH S 0 DEG 38' 50" W 72.61 FT TH N89 DEG 54' 35" W 16.50 FT TH S 0 DEG 38'50" W 41.48 FT TH N 89 DEG 53' 10" W 203.50 FT TH N 0 DEG 38' 50" E 123.71 FT TH S 89 DEG 59' 20" E 290 FT TH N 0 DEG 38' 50" E 179.99 FT TH S 89 DEG 59' 20" E 320.17 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 34 T29N R14W.

LAND DIVISION ACT 560.102 DEFINITIONS: (D) DIVISION DOES NOT INCLUDE A PROPERTY TRANSFER BETWEEN 2 OR MORE ADJACENT PARCELS, IF THE PROPERTY TAKEN FROM 1 PARCEL IS ADDED TO AN ADJACENT PARCEL

L1068P223 - 0 SPLITS GRANTED PER WARRANTY DEED

2011 LAND TRANSFERRED L1086P216 AND L1068P233: s00.3850w 54.98 TH n89.5920w 80 TH s00.3850w 72.61 TH n89.5435w 16.5 TH s00.3850w 41.48 TH n89.5310w 203.5 TH n00.3850e 123.71 TH s89.5920e 290 TH n00.3850e 44 TH s89.5920e 10

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| C 100' @ 2000/         | 100.00   | 309.35      | 0.9277 | 0.9183 | 2000       | 100   |                        | 170,384 |
| C 100' @ 2000/         | 35.01    | 309.35      | 0.9277 | 0.9183 | 2000       | 50    | SURPLUS: ZONING 100 ft | 29,826  |
| 135 Actual Front Feet, | 0.96     | Total Acres |        |        | Total Est. |       | Land Value =           | 200,210 |

2026 Est. T.C.V. 006-134-007-60 = 200,210

Est. TCV/Total Floor Area = 157.40, Most recent sale 05/18/2011 for 300,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 100,100       | 100,100        | 100,100 | 48,421       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0       | 0            | 1,307          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 100,100       | 100,100        | 100,100 | 49,728       | 49,728         | 49,728  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-007-70   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 402 |                     | S GLEN LAKE RD        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L1207P260 THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 1, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER COMER OF SAID SECTION 34; THENCE NORTH 89°48' 14 WEST (PREVIOUSLY RECORDED AS WEST), 437.92 FEET, ALONG THE NORTH LINE OF SAID SECTION 34, THROUGH NATIONAL PARK SERVICE MONUMENT A-39; THENCE SOUTH 00°03'51" WEST, 700.03 FEET, (PREVIOUSLY RECORDED AS SOUTH, 700.00 FEET), TO A POINT ON THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 17°44'00" WEST, 435.17 FEET, ALONG SAID HIGHWAY CENTERLINE TO THE POINT OF BEGINNING; THENCE SOUTH 17°44' 00" WEST, 151.71 FEET, CONTINUING ALONG SAID HIGHWAY CENTERLINE; THENCE NORTH 89°49'40" WEST, 319.21 FEET; THENCE NORTH 00°08'15" EAST, 144.12 FEET; THENCE SOUTH 89°54'35" EAST, 365.07 FEET; TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

L1086P230 PRT GOV LOT1 SEC 34 T29N R14W COM N1/4 CNR SEC 34 TH N89.4814W 437.92 ALONG N LINE OF SEC 34 THROUGH NPS MONUMENT A-39 TH S00.0351W 700.03 TO C/L M-22 TH S17.4400W 435.17 ALONG C/L TO POB TH S17.4400W 151.71 ALONG C/L TH N89.4940W 319.21 TH N00.0815W 144.12 TH N89.5435E 365.07 TO POB 1.1337A M/L

FORMERLY: L345 P301-306 L463 P275/98 L887 P719/06 PRT GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 437.92 FT TH S 700 FT TO POINT ON C/L ST HWY M-22 TH ALG SD C/L S 17 DEG 44' 0" W 435.17 FT TO POB TH ALG SD C/L S 17 DEG 44' 0" W 151.71 FT TH N 89 DEG 49' 40" W 319.21 FT TH S 0 DEG 08' 15" W 47.84 FT TH ALG S LN GOVT LOT 1 N 89 DEG 46' 55" W 160.58 FT TH N 0 DEG 38' 50" E 140.21 FT TH S 89 DEG 53' 10" E 220 FT TH N 0 DEG 38' 50" E 41.49 FT TH S 89 DEG 54' 35" E 303.95 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 34 T29N R14W.

5/18/11 TRANSFERED BACK OF LOT TO KNIGHT AND ACQUIRED SMALL STIP OF LAND FROM NEIGHBOR, BAAD 137-007-00 TO SQ OFF LOT. EXEMPT FROM LAND DIVISION ACT MCL 560.102(D) Division does not include a property transfer between 2 or more adjacent parcels, if the property taken from 1 parcel is added to an adjacent parcel.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|---------|
| C 100' @ 2000/         | 100.00   | 342.66      | 0.9127 | 0.9421 | 2000       | 100   |                        | 171,966 |
| C 100' @ 2000/         | 44.12    | 342.66      | 0.9127 | 0.9421 | 2000       | 50    | SURPLUS: ZONING 100 ft | 37,936  |
| 144 Actual Front Feet, | 1.13     | Total Acres |        |        | Total Est. |       | Land Value =           | 209,901 |

2026 Est. T.C.V. 006-134-007-70 = 209,901

Est. TCV/Total Floor Area = 165.02, Most recent sale 08/25/2014 for 82,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |
|---------------|----------------|---------|--------------|----------------|
| 105,000       | 105,000        | 105,000 | 50,240       | 2.70           |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment |
| 0             | 0              | 0       | 0            | 1,356          |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    |
| 105,000       | 105,000        | 105,000 | 51,596       | 51,596         |
|               |                |         |              | PRE/MBT        |
|               |                |         |              | 0              |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-134-008-00   | 2026 Est. T.C.V.    | BARTON JAMES & BARTON SUSAN D |
| Property Class: 401 |                     | 7216 S GLEN LAKE RD           |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/        | 67.19    | 486.26      | 1.1724 | 1.5761 | 8000       | 100   |              | 993,207 |
| 67 Actual Front Feet, | 0.75     | Total Acres |        |        | Total Est. |       | Land Value = | 993,207 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 962 SF Floor Area = 1202 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 962  |          |            |
| Total:     |          |             |      | 159,009  | 95,405     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 120 | 9,419 | 5,651 |
| WPP            | 460 | 8,344 | 5,006 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 201,189 120,712

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 325,922

2026 Est. T.C.V. 006-134-008-00 = 1,321,945

Est. TCV/Total Floor Area = 1099.79

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 591,500                 | 591,500 | 591,500   | 119,307        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 69,500  | 0         | 3,221          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 661,000 | 661,000 | 661,000 | 122,528 | 122,528 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-009-00   | 2026 Est. T.C.V.    | SCHMIDT NANCY L TRUST |
| Property Class: 401 |                     | 7213 S GLEN LAKE RD   |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L512 P973/99 PRT GOVT LOT 2 SEC 34 COM A N LN TH S 89 DEG 55' E 381.51 FT TH S 2 DEG 08' W 54.39 FT TO POB TH S 85 DEG 43' 50" E 198 FT TH N 17 DEG 46' E 53.72 FT TH S 72 DEG 14' E 83 FT TO C/L ST HWY TH N 17 DEG 46' E ALG C/L 43.95 FT TH S 89 DEG 55' E 120.31 FT TO S SHORE GLEN LK TH S 16 DEG 40' W ALG SHR 225 FT TH N 80 DEG 33' 30" W 371 FT TH N 2 DEG 08' E 102.21 FT TO POB. SEC 34 T29N R14W 1.4 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 262.81 | 0.7230 | 1.3936 | 8000  | 100   |                        | 806,030                           |
| GROUP A 21000                           | 125.00   | 262.81 | 0.8668 | 0.7828 | 21000 | 50    | SURPLUS: ZONING 100 ft | 890,513                           |
| 225 Actual Front Feet, 1.36 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,696,542 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1064 SF Floor Area = 1568 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,008 |          |            |
| 1 Story   | Siding   | Slab        | 56    |          |            |
| Total:    |          |             |       | 193,523  | 106,438    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 2 Fixture Bath     | 1 | 3,056 | 1,681 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 403 | 23,620 | 12,991 |
|----------------|-----|--------|--------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 150 | 3,365 | 1,851 |
| Treated Wood | 252 | 4,733 | 2,603 |

##### Garages

|                                                            |     |        |       |
|------------------------------------------------------------|-----|--------|-------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |       |
| Base Cost                                                  | 399 | 16,961 | 9,329 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |       |
| Base Cost                                                  | 330 | 15,051 | 8,278 |
| Door Opener                                                | 1   | 537    | 295   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 2,936 |
|------------------|---|-------|-------|

##### Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 49 | 3,373 | 1,855 |
|------------|----|-------|-------|

Totals: 284,404 156,423

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 422,342

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = 240 SF Floor Area = 240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 240  |          |            |
| Total:  |          |            |      | 38,641   | 21,251     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CSEP (1 Story) | 105 | 5,467 | 3,007 |
|----------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

Totals: 48,326 26,578

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 71,761

2026 Est. T.C.V. 006-134-009-00 = 2,192,145

Est. TCV/Total Floor Area = 1212.47, Most recent sale 08/28/2018 for 753,200

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,015,200               | 1,015,200 | 1,015,200 | 441,602        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 80,900    | 0         | 0              | 11,923      | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,096,100               | 1,096,100 | 1,096,100 | 453,525        | 453,525     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-010-00   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 401 |                     | S GLEN LAKE RD        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L1206P814 A PARCEL OF LAND ON THE SHORE OF GLEN LAKE IN LOT 2 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE ON THE SHORE OF GLEN LAKE, SOUTH SIXTEEN DEGREES FORTY MINUTES WEST (S 16° 40' W) (ERRONEOUSLY RECORDED AS S 16° 30' W) 225 FEET FROM THE STAKE ON THE SHORE OF SAID LAKE AT THE EAST END OF THE NORTH 1/8TH LINE OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 14 WEST, AND RUNNING THENCE NORTH EIGHTY DEGREES THIRTY MINUTES WEST (N 80° 30' W) 371 FEET, THENCE SOUTH TWO DEGREES TEN MINUTES WEST (S 2° 10' W) 74.5 FEET, THENCE SOUTH SEVENTYTWO DEGREES THIRTY MINUTES EAST (S 72° 30' E) 339 FEET TO A STAKE ON SAID SHORE THENCE NORTH SIXTEEN DEGREES FORTY MINUTES EAST (N 16° 40' E) 125 FEET TO PLACE OF BEGINNING. TOGETHER WITH ALL RIPARIAN RIGHTS PERTAINING THERETO.

L252 P959 L469 P265/98 BEG AT STAKE ON SHR GLEN LAKE S 16 DEG W 225 FT FROM STAKE AT E END OF N 1/8 LN SEC 34 TH N 80 1/2 DEG W 371 FT TH S 2 DEG 10' W 74.5 FT TH S 72 1/2 DEG E 339 FT TO STAKE ON SHR TH N 16 DEG 40' E 125 FT TO BEG SEC 34 T29N R14W 1.2 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|-----------|
| INFERIOR 8000/         | 100.00   | 300.00      | 0.9146 | 1.4310 | 8000       | 100   |                        | 1,047,023 |
| INFERIOR 8000/         | 25.00    | 300.00      | 0.9146 | 1.4310 | 8000       | 50    | SURPLUS: ZONING 100 ft | 130,878   |
| 125 Actual Front Feet, | 0.86     | Total Acres |        |        | Total Est. |       | Land Value =           | 1,177,901 |

2026 Est. T.C.V. 006-134-010-00 = 1,177,901

Est. TCV/Total Floor Area = 651.49, Most recent sale 03/29/2019 for 400,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 515,300       | 515,300    | 515,300 | 161,521      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 73,700     | 0       | 0            | 4,361          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 589,000       | 589,000    | 589,000 | 165,882      | 165,882        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-134-012-00   | 2026 Est. T.C.V.    | SHELLHAMMER JOEL & ALISON |
| Property Class: 401 |                     | 7378 S ASHLAND AVE        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L278 P406-409 L331 P963-964/91 PAR BEG 1706.9 FT W & 2293.5 FT S OF MEANDER POST  
ON GLEN LAKE BET SEC 27 & 34 TH N 71 DEG 30' W 440 FT TH S 18 DEG 30' W 100 FT  
TH S 71 DEG 30' E 440 FT THN 18 DEG 30' E 100 FT TO POB SEC 34 T29N R14W .91 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| C 100' @ 2000/                          | 100.00   | 400.00 | 1.0000 | 0.9792 | 2000 | 100   |        | 195,850                         |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 195,850 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 29.02    | 108  | 50     | 1,567      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,067      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1933

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1038 SF Floor Area = 1524 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 486  |          |            |
| 1 Story | Siding   | Crawl Space | 352  |          |            |
| 1 Story | Siding   | Crawl Space | 200  |          |            |
| Total:  |          |             |      | 195,540  | 117,324    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                      |     |        |       |
|----------------------|-----|--------|-------|
| CSEP (1 Story)       | 240 | 10,445 | 6,267 |
| Foundation: Basement | 240 | 5,882  | 3,529 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Totals: 234,337 140,602

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 309,324

2026 Est. T.C.V. 006-134-012-00 = 509,241

Est. TCV/Total Floor Area = 334.15, Most recent sale 08/31/2023 for 505,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 227,700       | 227,700    | 227,700 | 227,700      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 26,900     | 0       | 0            | 6,147          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 254,600       | 254,600    | 254,600 | 233,847      | 233,847        | 0       |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-013-00   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 401 |                     | 7299 S GLEN LAKE RD   |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate       | %Adj. | Reason         | Value   |
|----------------------------------------|----------|-------|--------|--------|------------|-------|----------------|---------|
| INFERIOR 8000/                         | 75.00    | 46.00 | 1.1220 | 0.9835 | 8000       | 50    | INTEREST SPLIT | 331,020 |
| 75 Actual Front Feet, 0.08 Total Acres |          |       |        |        | Total Est. |       | Land Value =   | 331,020 |

#### Land Improvement Cost Estimates

| Description                              | Rate      | Size | % Good | Cash Value               |
|------------------------------------------|-----------|------|--------|--------------------------|
| Dock: Light posts                        | 55.62     | 765  | 50     | 21,274                   |
| Residential Local Cost Land Improvements |           |      |        |                          |
| Description                              | Rate      | Size | % Good | Cash Value               |
| LAND IMPROVEMENTS 10                     | 10,000.00 | 2    | 100    | 20,000                   |
| Total Estimated Land Improvements        |           |      |        | True Cash Value = 41,274 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2057 SF Floor Area = 2191 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5  
 Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 918   |          |            |
| 1 Story | Siding   | Basement   | 1,139 |          |            |
| 1 Story | Siding   | Overhang   | 68    |          |            |
| 1 Story | Siding   | Overhang   | 66    |          |            |
|         |          | Total:     |       | 480,133  | 180,049    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 919 | 27,837 | 10,439 |
| Basement, Outside Entrance, Below Grade | 3   | 13,828 | 5,185  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 1,221  |
| 3 Fixture Bath     | 3 | 30,826 | 11,560 |
| 2 Fixture Bath     | 1 | 6,850  | 2,569  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 2,254 |
| Water Well, 100 Feet | 1 | 6,941 | 2,603 |

#### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 32 | 1,517 | 569 |
|--------------|----|-------|-----|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 2,569 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 3,664 |
|------------------|---|-------|-------|

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 965 | 22,485 | 8,432 |
|-----|-----|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 616,307 | 231,114 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-134-013-00

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ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 624,008

|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-134-013-00    | =            | 996,302               |
| Est. TCV/Total Floor Area = 454.72 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 461,700 461,700 461,700            | 181,590      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 36,500 0                         | 0            | 4,902 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 498,200 498,200 498,200            | 186,492      | 186,492 0             |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-013-10   | 2026 Est. T.C.V.    | KNIGHT JOANNE P      |
| Property Class: 401 |                     | 7299 S GLEN LAKE RD  |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

PRT GOVT LOT 2 BEG AT A PT ON SHR GLEN LAKE 3324.21 FT N & 432.85 FT E OF  
 MEANDER COR AT E END OF S SEC LN TH W 50.85 FT TO ELY R/W LN HWY M-22 TH S 18  
 DEG 55' W ALG R/W LN 75 FT TH E 42.7 FT TO SHR GLEN LAKE TH N 24 DEG 35' E ALG  
 SHR 78.02 FT TO POB UND 1/2 INT(REF: 006-134-013-00 FOR OTHER 1/2 INT) SEC 34  
 T29N R14W. .08 A. M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate       | %Adj. | Reason         | Value   |
|----------------------------------------|----------|-------|--------|--------|------------|-------|----------------|---------|
| INFERIOR 8000/                         | 75.00    | 46.00 | 1.1220 | 0.9835 | 8000       | 50    | INTEREST SPLIT | 331,020 |
| 75 Actual Front Feet, 0.08 Total Acres |          |       |        |        | Total Est. |       | Land Value =   | 331,020 |

#### Land Improvement Cost Estimates

| Description                              | Rate      | Size | % Good | Cash Value               |
|------------------------------------------|-----------|------|--------|--------------------------|
| Dock: Light posts                        | 55.62     | 765  | 50     | 21,274                   |
| Residential Local Cost Land Improvements |           |      |        |                          |
| Description                              | Rate      | Size | % Good | Cash Value               |
| LAND IMPROVEMENTS 10                     | 10,000.00 | 2    | 100    | 20,000                   |
| Total Estimated Land Improvements        |           |      |        | True Cash Value = 41,274 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2057 SF Floor Area = 2191 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5  
 Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 918   |          |            |
| 1 Story | Siding   | Basement   | 1,139 |          |            |
| 1 Story | Siding   | Overhang   | 68    |          |            |
| 1 Story | Siding   | Overhang   | 66    |          |            |
|         |          | Total:     |       | 480,133  | 180,049    |

#### Other Additions/Adjustments

|                                         |     |         |         |
|-----------------------------------------|-----|---------|---------|
| Recreation Room                         | 919 | 27,837  | 10,439  |
| Basement, Outside Entrance, Below Grade | 3   | 13,828  | 5,185   |
| Plumbing                                |     |         |         |
| Average Fixture(s)                      | 1   | 3,257   | 1,221   |
| 3 Fixture Bath                          | 3   | 30,826  | 11,560  |
| 2 Fixture Bath                          | 1   | 6,850   | 2,569   |
| Water/Sewer                             |     |         |         |
| 1000 Gal Septic                         | 1   | 6,011   | 2,254   |
| Water Well, 100 Feet                    | 1   | 6,941   | 2,603   |
| Deck                                    |     |         |         |
| Treated Wood                            | 32  | 1,517   | 569     |
| Built-Ins                               |     |         |         |
| Appliance Allow.                        | 1   | 6,850   | 2,569   |
| Fireplaces                              |     |         |         |
| Exterior 1 Story                        | 1   | 9,772   | 3,664   |
| Porches                                 |     |         |         |
| WPP                                     | 965 | 22,485  | 8,432   |
| Totals:                                 |     | 616,307 | 231,114 |

Notes:

Parcel Number: 45-006-134-013-10

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ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 624,008

|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-134-013-10    | =            | 996,302               |
| Est. TCV/Total Floor Area = 454.72 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 461,700 461,700 461,700            | 181,590      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 36,500 0                         | 0            | 4,902 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 498,200 498,200 498,200            | 186,492      | 186,492 0             |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-014-00   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 401 |                     | 7287 S GLEN LAKE RD   |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

BEG AT PT ON SHR GLEN LAKE 3395.16 FT N & 465.32 FT E OF MEANDER COR AT E END OF S SEC LN TH W 59 FT TO ELY R/W LN OF HWY M-22 TH S 18 DEG 55' W ALG SD R/W LN 75 FT TH E 50.85 FT TO SHR GLEN LAKE TH N 24 DEG 35' E ALG SD SHR 78.02 FT TO POB SEC 34 T29N R14W .09 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|-------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/                         | 78.00    | 50.00 | 1.1045 | 1.0000 | 8000       | 100   |              | 689,202 |
| 78 Actual Front Feet, 0.09 Total Acres |          |       |        |        | Total Est. |       | Land Value = | 689,202 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Dock: Light posts                                   | 47.90     | 750  | 50     | 17,962     |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 37,962     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1320 SF Floor Area = 1320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,320  |          |            |
|         |          |            | Total: | 302,027  | 241,621    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1320 | 39,983 | 31,986 |
| Basement, Outside Entrance, Below Grade | 2    | 9,219  | 7,375  |

#### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 3 | 30,826 | 24,661 |
|----------------|---|--------|--------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Porches

|               |     |       |       |           |
|---------------|-----|-------|-------|-----------|
| CCP (1 Story) | 168 | 6,945 | 6,737 | *97% Good |
|---------------|-----|-------|-------|-----------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 551 | 8,744 | 6,995 |
|--------------|-----|-------|-------|

#### Garages

Class: B Exterior: Block Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 2,257  | 1,806  |
| Base Cost   | 1110 | 75,058 | 60,046 |

Class: B Exterior: Block Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 720 | 55,548 | 44,438 |
| Door Opener | 2   | 1,504  | 1,203  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 7,818 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 561,685 | 450,528 |
|---------|---------|---------|

Notes:

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 ECF (4080 BIG GLEN) 2.700 => TCV: 1,216,426
 

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|                                     |         |         |              |                |         |  |             |
|-------------------------------------|---------|---------|--------------|----------------|---------|--|-------------|
| 2026 Est. T.C.V. 006-134-014-00     |         |         |              |                |         |  | = 1,943,590 |
| Est. TCV/Total Floor Area = 1472.42 |         |         |              |                |         |  |             |
| 2025 Assessed                       | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |             |
| 909,000                             | 909,000 | 909,000 | 276,296      | 2.70           |         |  |             |
| 2026 New Eq. Adjustment             |         | Loss    | Additions    | Tax Adjustment | Losses  |  |             |
| 0                                   | 62,800  | 0       | 0            | 7,459          | 0       |  |             |
| 2026 Assessed                       | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |             |
| 971,800                             | 971,800 | 971,800 | 283,755      | 283,755        | 0       |  |             |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-015-01   | 2026 Est. T.C.V.    | CARLEY NANCY S TRUST |
| Property Class: 401 |                     | 7338 S GLEN LAKE RD  |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2015 COMBINED ON 10/23/2014 FROM 006-134-015-00, 006-134-015-61;  
 L221 P147 PRT GOVT LOT 2 SEC 34 COM W 1/4 COR TH S 88 DEG 41' 05" E ALG E-W 1/4  
 LN 1228.71 FT TH N 16 DEG 27' 50" E 21.92 FT TH N 88 DEG 16' 10" W 72.13 FT TH N  
 11 DEG 18' 40" E 119.15 FT TH N 68 DEG 53' 15" E 98.89 FT TH S 1 DEG 39' 10" W  
 64.03 FT TH S 88 DEG 07' 05" E 350.43 FT TH N 17 DEG 46' 0" E ALG C/L ST HWY  
 M-22 300.49 FT FOR POB TH N 75 DEG 55' 55" W 676.67 FT TH N 19 DEG 13' 45" E  
 174.75 FT TH S 74 DEG 05' 25" E 671.25 FT TH S 17 DEG 46' 0" W ALG C/L ST HWY  
 M-22 152.82 FT TO POB SEC 34 T29N T29N 2.53 A.

&

PART OF GOVERNMENT LOT 2, SECTION 34, T29N, R14W, GLEN ARBOR TWP., LEE LANAU  
 COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4  
 CORNER OF SAID SECTION 34; THENCE, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION  
 S88°41'05"E 1228.71 FEET; THENCE N16°28'01"E 21.96 FEET; THENCE N88°17'28"W  
 72.13 FEET; THENCE N11°24'17"E 119.03 FEET; THENCE N68°45'13"E 98.77 FEET;  
 THENCE S01°37'58"W 64.03 FEET; THENCE S88°04'14"E 350.40 FEET TO THE CENTERLINE  
 OF STATE HIGHWAY M-22; THENCE, ALONG SAID CENTERLINE, N17°45'42"E 300.78 FEET TO  
 THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N17°45'42"E  
 152.68 FEET; THENCE S73°55'07"E 63.23 FEET TO A TRAVERSE ALONG THE SHORE OF GLEN  
 LAKE; THENCE, ALONG SAID TRAVERSE LINE, S24°23'42"W 152.61 FEET; THENCE  
 N75°55'52"W 45.67 FEET TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRE OF LAND.  
 SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ACROSS STATE HIGHWAY M-22.  
 TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL AND EXTENDING  
 TO THE WATERS OF GLEN LAKE, WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO.  
 SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF  
 RECORD, IF ANY.

COMBINE ON 10/23/2014 COMPLETED 11/14/2014 TIM EXEMPT BOUNDRY LINE  
 ADJUSTMENT;

PARENT PARCEL(S): 006-134-015-00, 006-134-015-61;

CHILD PARCEL(S): 006-134-015-01;

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                                                  | 100.00   | 779.49 | 0.8458 | 1.7321 | 8000 | 100   |                        | 1,171,981 |
| INFERIOR 8000/                                                  | 52.00    | 779.49 | 0.8458 | 1.7321 | 8000 | 50    | SURPLUS: ZONING 100 ft | 304,715   |
| 152 Actual Front Feet, 2.72 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                        | 1,476,696 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1986

(11) Heating System: Forced Hot Water

Ground Area = 2371 SF Floor Area = 3922 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,641 |          |            |
| 2 Story   | Siding   | Blt-in Gar. | 730   |          |            |
| Total:    |          |             |       | 405,327  | 283,748    |

#### Other Additions/Adjustments

#### Plumbing

| Average Fixture(s) |   |        |       |
|--------------------|---|--------|-------|
| 3 Fixture Bath     | 1 | 1,451  | 1,016 |
|                    | 3 | 13,700 | 9,590 |

Parcel Number: 45-006-134-015-01

Page: 2

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 91  | 3,031 | 2,122 |
| WPP | 136 | 3,900 | 2,730 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 2,758 |
| Door Opener            | 1 | 537   | 376   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,219 |
|----------------|---|-------|-------|

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1647 | 21,395 | 14,976 |
|--------------|------|--------|--------|

Totals: 469,847 328,912

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 888,062

2026 Est. T.C.V. 006-134-015-01 = 2,372,258

Est. TCV/Total Floor Area = 604.86, Most recent sale 12/30/1980 for 1

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,075,900               | 1,075,900 | 1,075,900 | 352,649        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 110,200   | 0         | 9,521          | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,186,100               | 1,186,100 | 1,186,100 | 362,170        | 362,170     | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-015-10   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 401 |                     | S GLEN LAKE RD        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L177 P853 PRT OF GOVT LOT 2 SEC 34 COM W 1/4 COR TH N 00 DEG 20' E 999.70 FT TH N 89 DEG 38' E 792.30 FT TH S 19 DEG 09'00" W 60 FT TH S 71 DEG 30' E 400 FT TO POB TH N 22 DEG 45'58" E 220.33 FT TH N 27 DEG 32'47" E 54.60 FT TH N 87 DEG 50'44" E 166.80 FT TH S 87 DEG 20'51" E 33.72 FT TH S 89 DEG 18'57" E 231.30 FT TH S 72 DEG 12'10" E 228.69 FT TO C/L M-22 TH S 71 DEG 24'12" E 109.82 FT TH S 24 DEG 18'40" W 107.61 FT TH S 89 DEG 49'31" W 65.60 FT TH S 18 DEG 30'20" W 239.87 FT TH N 89 DEG 37'40" E 42.73 FT TH S 21 DEG 19'00" W 147.12 FT TH N 74 DEG 06'20" W 735.21 FT TH N 19 DEG 09'00" E 105.14 FT TH N 22 DEG 45'58" E 14.34 FT TO POB SEC 34 T29N R14W.

# Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 254.00   | 787.17      | 0.6888 | 1.7355 | 8000       | 100   |              | 2,428,900 |
| 254 Actual Front Feet, | 4.59     | Total Acres |        |        | Total Est. |       | Land Value = | 2,428,900 |

2026 Est. T.C.V. 006-134-015-10 = 2,428,900

Est. TCV/Total Floor Area = 619.30

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,062,600               | 1,062,600 | 1,062,600 | 154,942        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 151,900   | 0         | 4,183          | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,214,500               | 1,214,500 | 1,214,500 | 159,125        | 159,125     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-015-20   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | OFF S GLEN LAKE RD   |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L188 P132 1-27-77 PRT GOVT LOTS 2, 3, 4 BEG SW COR OF SEC 34 TH N ALG W LN TO A POINT 303.10 FT S OF NW COR OF GOVT LOT 2 TH N 89 DEG 38' E 792.30 FT TH S 18 DEG 30' W 248.99 FT M/L TH N 71 DEG 30' W 50 FT TH S 18 DEG 30' W 450 FT TH S 71 DEG 30' E 400 FT TH S TO S LN OF GOVT LOT 2 TH E ALG S LN 310 FT M/L TH S 15 DEG 43' W 100 FT TH W 50 FT TH S 2 DEG 59' W 1100.12 FT TH W 43.10 FT TH S 89 DET TH W 550 FT TH S 886 FT TH E 375 FT TH S 434 FT TO S LN SEC 34 TH W ALG SD S LN TO SW COR OF SD SEC 34 & POB SEC 34 T32N R14W. 69.29A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front        | Depth | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------|--------------|-------|------------|-------|--------------|---------|
| EXEMPT PARK LAND |          |       | 69.290 Acres |       | 10,000     | 100   |              | 692,900 |
|                  |          | 69.29 | Total Acres  |       | Total Est. |       | Land Value = | 692,900 |

2026 Est. T.C.V. 006-134-015-20 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|------|-----------|----------------|---------------------|
| 0                       | 0    | 0         | 0              | 2.70                |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses              |
| 0                       | 0    | 0         | 0              | 0                   |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 0                       | 0    | 0         | 0              | 0                   |

45-006-134-015-31                      2026 Est. T.C.V.                      GLEN LAKE TRUST  
 Property Class: 401                      7366 S GLEN LAKE RD  
 Map #: 69                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L1272P805 COMBINED ON 10/23/2014 FROM 006-134-015-30, 006-134-015-60;  
 L221 P150 DC L558 P855/00 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG41' 05" E ALG  
 E-W 1/4 LN 1228.71 FT TH N16 DEG 27' 50" E 21.92 FT TH N 88 DEG 16' 10" W 72.13  
 FT TH N 11 DEG 18' 40" E119.15 FT TH N 68 DEG 53' 15" E 98.89 FTTH S 1 DEG 39'  
 10" W 64.03 FT TH S 88 DEG 07' 05"E 350.43 FT TH N 17 DEG 46' 0" E ALG C/L ST  
 HWY M-22 147.66 FT FOR POB TH N 77 DEG 44' 20" W 682.74 FT TH N 19 DEG 13' 45" E  
 174.73 FT TH S 75 DEG 55' 55" E 676.67 FT TH S 17 DEG 46' 0" W ALG C/L ST HWY  
 M-22 152.83 FT TO POB SUBJECT TO EASEMENTS SEC 34 T29N R14W 2.54 A. & PART OF  
 GOVERNMENT LOT 2. SECTION 34, T29N, R14W, GLEN ARBOR TWP., LEELANAU COUNTY,  
 MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF  
 SAID SECTION 34; THENCE, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION I SEA-  
 41'05"E 1228.71 FEET; THENCE N 1 6'28'0 1"E 21 .96 FEET; THENCE N88'17'28"W  
 72.13 FEET; THENCE N11'24' 1 7"E 119.03 FEET; THENCE N68' 45'13"E 98.77 FEET;  
 THENCE SO 1' 37'58"W 64.03 FEET; THENCE S88'04'14"E 350.40 FEET TO THE  
 CENTERLINE OF STATE HIGHWAY M-22; THENCE. ALONG SAID CENTERLINE, N17'45'42"E  
 148.15 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE,  
 N17'45' 42"E 152.63 FEET;  
 THENCE S75'55'52''E 45.67 FEET TO A TRAVERSE ALONG THE SHORE OF GLEN LAKE;  
 THENCE, ALONG SAID SHORELINE TRAVERSE, S0'22'32'W 63.53 FEET; THENCE S34'57'29"E  
 117.48 FEET; THENCE S25'18'48'W 8.73 FEET; THENCE N77'44'52"W 157.62 FEET TO THE  
 POINT OF BEGINNING. CONTAINING 0.31 ACRE OF LAND.  
 SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ACROSS STATE HIGHWAY M-22.  
 TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL AND EXTENDING  
 TO THE WATERS OF GLEN LAKE, WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO.  
 SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF  
 RECORD, IF ANY.

Split/Comb. on 11/13/2014 completed 11/13/2014 TIM                      EXEMPT BOUNDRY LINE  
 ADJUSTMENT;  
 Parent Parcel(s): 006-134-015-30, 006-134-015-60;  
 Child Parcel(s): 006-134-015-31;  
 -----

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                                          | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|--------------------------------------------------------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                                                                       | 100.00   | 812.31 | 0.8439 | 1.7464 | 8000 | 100   |                        | 1,179,117 |
| INFERIOR 8000/                                                                       | 52.83    | 812.31 | 0.8439 | 1.7464 | 8000 | 50    | SURPLUS: ZONING 100 ft | 311,464   |
| 153 Actual Front Feet, 2.85 Total Acres                      Total Est. Land Value = |          |        |        |        |      |       |                        | 1,490,581 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33     | 860  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                      Cls C 10 Blt 1981

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2930 SF      Floor Area = 3861 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,832  |          |            |
| 1 Story    | Siding   | Crawl Space | 98     |          |            |
| 1 Story    | Siding   | Overhang    | 23     |          |            |
| 1 Story    | Siding   | Overhang    | 200    |          |            |
|            |          |             | Total: | 494,836  | 371,087    |

Other Additions/Adjustments

Parcel Number: 45-006-134-015-31

Page: 2

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,088  |
| 3 Fixture Bath     | 3 | 13,700 | 10,275 |
| 2 Fixture Bath     | 1 | 3,056  | 2,292  |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 92  | 4,934 | 3,700 |
| CPP           | 388 | 6,584 | 4,938 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 563 | 8,023 | 6,017 |
| Treated Wood | 156 | 3,455 | 2,591 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 673 | 32,863 | 24,647 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 586,844 440,091

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,188,246

2026 Est. T.C.V. 006-134-015-31 = 2,681,327

Est. TCV/Total Floor Area = 694.46, Most recent sale 08/18/2016 for 841,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,222,800     | 1,222,800      | 1,222,800 | 571,754      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 117,900        | 0         | 0            | 15,437         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,340,700     | 1,340,700      | 1,340,700 | 587,191      | 587,191        | 587,191 |  |

45-006-134-015-41  
Property Class: 401  
Map #: 69

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DUNN EDWIN R & KATHLEEN L  
7394 S GLEN LAKE RD  
GLEN ARBOR, MI 49636

COMBINED ON 11/14/2014 FROM 006-134-015-40, 006-134-015-62;  
L221 P153 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG 41' 05" E ALG E-W 1/4 LN  
896.68 FT TH N 1 DEG 18' 55" E 233.79 FT TH S 71 DEG 06' 10" E 40.06 FT FOR POB  
TH N 18 DEG 52' 40" E 100.03 FT TH N 71 DEG 05' 30" W 40.63 FT TH N 64 DEG 25'  
30" E 71.36 FT TH N 19 DEG 13' 45" E 19.79 FT TH S 77 DEG 44' 20" E 682.74 FT TH  
S 17 DEG 46' 0" W ALG C/L ST HWY M-22 147.66 FT TH N 88 DEG 07' 05" W 350.43 FT  
TH N 1 DEG 39' 10" E 64.03 FT TH S 68 DEG 53' 15" W 98.89 FT TH N 70 DEG 05' 40"  
W 219.14 FT TH N 71 DEG 06' 10" W 42.40 FT TO POB SUBJ TO ESMT SEC 34 T29N R14W  
2.87 A.

&

PART OF GOVERNMENT LOT 2, SECTION 34, T29N, R14W, GLEN ARBOR TWP., LEELANAU  
COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE, ALONG THE  
EAST-WEST 1/4 LINE OF SAID SECTION, S88' 41' 05" E 1228.71 FEET; THENCE N  
16' 28' 01" E 21.96 FEET; THENCE N88' 17' 28" W 72.13 FEET; THENCE N11' 24' 17" E  
119.03 FEET; THENCE N68' 45' 13" E 98.77 FEET; THENCE S01' 37' 58" W 64.03 FEET;  
THENCE S88' 04' 14" E 350.40 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22 AND THE  
POINT OF BEGINNING; THENCE, ALONG SAID CENTERLINE, N 17' 45' 42" E 148.15 FEET;  
THENCE S77' 44' 52" E 157.62 FEET TO A TRAVERSE ALONG THE SHORE OF GLEN LAKE;  
THENCE, ALONG SAID SHORELINE TRAVERSE, S25' 18' 48" W 34.75 FEET; THENCE  
N88' 34' 58" W 68.70 FEET; THENCE S32' 09' 54" W 94.64 FEET; THENCE N88' 04' 14" W 65.34  
FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRE OF LAND.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ACROSS STATE HIGHWAY M-22.

TOGETHER WITH ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PARCEL AND EXTENDING  
TO THE WATERS OF GLEN LAKE, WITH RIPARIAN RIGHTS OF RECORD INCIDENT THERETO.

SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS OF  
RECORD, IF ANY.

Split/Comb. on 11/14/2014 completed 11/14/2014 TIM EXEMPT BOUNDARY LINE  
ADJUSTMENT;  
Parent Parcel(s): 006-134-015-40, 006-134-015-62;  
Child Parcel(s): 006-134-015-41;  
-----

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 739.33 | 0.8572 | 1.7139 | 8000 | 100   |                        | 1,175,267                         |
| INFERIOR 8000/                          | 47.00    | 739.33 | 0.8572 | 1.7139 | 8000 | 50    | SURPLUS: ZONING 100 ft | 276,188                           |
| 147 Actual Front Feet, 2.50 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,451,455 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1674 SF Floor Area = 2736 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,310 |          |            |
| 1 Story    | Siding   | Crawl Space | 364   |          |            |
| 1 Story    | Siding   | Overhang    | 80    |          |            |
| Total:     |          |             |       | 351,596  | 228,539    |

Other Additions/Adjustments

#### Plumbing

| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|
|                    |   |       |     |

Parcel Number: 45-006-134-015-41

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|                      |     |         |         |
|----------------------|-----|---------|---------|
| 3 Fixture Bath       | 1   | 4,567   | 2,969   |
| 2 Fixture Bath       | 1   | 3,056   | 1,986   |
| Water/Sewer          |     |         |         |
| 1000 Gal Septic      | 1   | 4,782   | 3,108   |
| Water Well, 100 Feet | 1   | 5,847   | 3,801   |
| Porches              |     |         |         |
| CCP (1 Story)        | 80  | 2,476   | 1,609   |
| CSEP (1 Story)       | 210 | 9,383   | 6,099   |
| Deck                 |     |         |         |
| Treated Wood         | 192 | 3,959   | 2,573   |
| Treated Wood         | 168 | 3,629   | 2,359   |
| Built-Ins            |     |         |         |
| Appliance Allow.     | 1   | 2,767   | 1,799   |
| Fireplaces           |     |         |         |
| Prefab 2 Story       | 1   | 3,170   | 2,060   |
| Totals:              |     | 396,683 | 257,845 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 696,182

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 512 SF Floor Area = 512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 512  |          |            |
| Total:  |          |            |      | 73,943   | 57,677     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,132 |
|--------------------|---|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,158 |
|------------------|---|-------|-------|

Totals: 78,161 60,967

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 164,611

2026 Est. T.C.V. 006-134-015-41

= 2,317,248

Est. TCV/Total Floor Area = 713.44

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,045,100     | 1,045,100      | 1,045,100 | 338,066      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 113,500        | 0         | 0            | 9,127          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,158,600     | 1,158,600      | 1,158,600 | 347,193      | 347,193        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-134-015-53   | 2026 Est. T.C.V.    | SCHELLHAMMER JOEL & ALLISON |
| Property Class: 402 |                     | S ASHLAND AVE               |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

2020006726 PARCEL A-4 THAT PART OF GOVERNMENT LOT 2 OF SECTION 34, TOWN 29 NORTH RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE S 88°-41 '-05" E, ALONG THE EAST AND WEST QUARTER LINE, 896.68 FEET TO THE POINT OF BEGINNING; THENCE N 1°-18'-55" E, 233.79 FEET; THENCE S 71°-16'-10" E, 82.46 FEET; THENCE S 70°-05'-40" E, 219.14 FEET; THENCE S 11°-18'-40" W, 119.15 FEET; THENCE S 88°-16'-10" E, 72.13 FEET; THENCE S 16°-27'-50" W, 21.92 FEET; THENCE N 88°-41 '-05" W, ALONG SAID QUARTER LINE, 332.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.22 ACRES; TOGETHER WITH EASEMENTS OF RECORD AS SET FORTH IN THE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF, AND AS REFERRED TO IN SURVEY #80115 DATED DEC. 4, 1980 MADE BY WILLIAM B. BATZER; ALSO, TOGETHER WITH ALL RIGHTS AND EASEMENTS THAT THE GRANTOR MAY HAVE AS RESERVED IN THE WARRANTY DEED DATED MARCH 21, 1975, RECORDED IN LIBER 177, PAGES 853-857.

COMBINED ON 9/14/2020 FROM 006-134-015-50, 006-134-015-51, 006-134-015-52;

Split/Comb. on 12/02/2020 completed 12/02/2020 TIM COMBINED INTEREST SPLITS;  
 Parent Parcel(s): 006-134-015-50, 006-134-015-51, 006-134-015-52;  
 Child Parcel(s): 006-134-015-53;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason          | Value      |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|-----------------|------------|
| C 100' @ 2000/                          | 100.00   | 376.71 | 0.9176 | 0.9647 | 2000       | 100   |                 | 177,032    |
| B 100' @ 3400/                          | 41.07    | 376.71 | 0.9176 | 0.9647 | 3400       | 50    | SURPLUS: ZONING | 100 61,801 |
| 141 Actual Front Feet, 1.22 Total Acres |          |        |        |        | Total Est. |       | Land Value =    | 238,833    |

|                                   |              |                       |
|-----------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-134-015-53   | =            | 238,833               |
| Est. TCV/Total Floor Area = 73.53 |              |                       |
| 2025 Assessed MBOR S.E.V.         | Base for Cap | IRM                   |
| 120,300 120,300 120,300           | 109,770      | 2.70                  |
| 2026 New Eq. Adjustment Loss      | Additions    | Tax Adjustment Losses |
| 0 -900 0                          | 0            | 2,963 0               |
| 2026 Assessed MBOR S.E.V.         | Capped       | ->Taxable<- PRE/MBT   |
| 119,400 119,400 119,400           | 112,733      | 112,733 0             |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-015-70   | 2026 Est. T.C.V.    | LEJEUNE BARBARA B    |
| Property Class: 402 |                     | S ASHLAND AVE        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L221 P156 DC L558 P855/00 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG41'05"E ALG  
 E-W 1/4 LN 896.68 FT TH N 1 DEG 18'55"E 233.79 FT TH S 71 DEG 06'10"E 40.06 FT  
 TH N 18 DEG 52'40"E 100.03 FT TH N 71 DEG 05'30"W 40.63 FT TH N 64 DEG 25'30"E  
 71.36 FT TH N 19 DEG13'45" E 299.76 FT FOR POB TH N 70 DEG 57'0"W 398.34 FT TH N  
 19 DEG 04'55"E 44.56 FT TH S 70 DEG 57'45"E 398.45 FT TH S 19 DEG 13'45"W 44.65  
 FT TO POB SEC 34 T29N R14W .41 A.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|--------|
| C 100' @ 2000/                         | 44.00    | 425.00 | 1.2278 | 0.9942 | 2000       | 33    | INT SPLIT    | 35,449 |
| 44 Actual Front Feet, 0.43 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 35,449 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-134-015-70 | = | 35,449 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 10.91

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 17,700        | 17,700         | 17,700 | 2,030        | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 54             | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 17,700        | 17,700         | 17,700 | 2,084        | 2,084          | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-015-71   | 2026 Est. T.C.V.    | CARLEY NANCY S TRUST |
| Property Class: 402 |                     | S ASHLAND AVE        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| C 100' @ 2000/                         | 44.00    | 425.00 | 1.2278 | 0.9942 | 2000 | 33    | INT SPLIT               | 35,449 |
| 44 Actual Front Feet, 0.43 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 35,449 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-134-015-71 | = | 35,449 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 10.91

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 17,700                  | 17,700 | 17,700 | 1,641        | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 44             | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 17,700                  | 17,700 | 17,700 | 1,685        | 1,685          | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-134-015-72   | 2026 Est. T.C.V.    | DUNN EDWIN R & KATHLEEN L |
| Property Class: 402 |                     | S ASHLAND AVE             |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

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

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|--------|
| C 100' @ 2000/                         | 44.00    | 425.00 | 1.2278 | 0.9942 | 2000       | 33    | INT SPLIT    | 35,449 |
| 44 Actual Front Feet, 0.43 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 35,449 |

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-134-015-72 | = | 35,449 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 10.91

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 17,700                  | 17,700 | 17,700 | 1,641        | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 44             | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 17,700                  | 17,700 | 17,700 | 1,685        | 1,685          | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-134-016-00   | 2026 Est. T.C.V.    | WRIGHT MICHAEL R TRUST |
| Property Class: 402 |                     | S ASHLAND AVE          |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L314 P906 L315 P672&673/90 L903 P590/06 PRT OF GOVT LOT 2 SEC 34 BEG AT PT  
 1706.9 FT W & 2293.5 FT S OF MEANDER COR ON GLEN LAKE BETWEEN SECS 27 & 34 TH N  
 71 DEG 30' W 400 FT TH N 18 DEG 30' E 175 FT TO POB TH N 18 DEG 30' E 175 FT TH  
 S 71 DEG 30' E 450 FT TH S 18 DEG 30' W 175 FT TH N 71 DEG 30' W 450 FT TO POB  
 SEC 34 T29N R14W 1.8 A M/L.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 450.00 | 0.9006 | 1.0085 | 3400 | 100   |                         | 308,815 |
| B 100' @ 3400/                          | 52.00    | 450.00 | 0.9006 | 1.0085 | 3400 | 50    | SURPLUS: ZONING 100 ft  | 80,292  |
| 152 Actual Front Feet, 1.57 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 389,107 |

2026 Est. T.C.V. 006-134-016-00 = 389,107

Est. TCV/Total Floor Area = 119.80, Most recent sale 09/20/1990 for 56,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 200,300                 | 200,300 | 200,300   | 46,831         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -5,700  | 0         | 0              | 1,264       | 0       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 194,600                 | 194,600 | 194,600   | 48,095         | 48,095      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-017-00   | 2026 Est. T.C.V.    | BALL BARBARA E       |
| Property Class: 402 |                     | S ASHLAND AVE        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1159P858 THAT PART OF GOVERNMENT LOT 2 OF SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1706.9 FEET WEST OF AND 2293.5 FEET SOUTH OF THE MEANDER CORNER ON GLEN LAKE BETWEEN SECTIONS 27 AND 34, TOWN 29 NORTH, RANGE 14 WEST, AND RUNNING THENCE NORTH 71°30' WEST, 400.0 FEET; THENCE NORTH 18°30' EAST, 175.0 FEET; THENCE SOUTH 71°30' EAST, 450.0 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE; THENCE SOUTH 18°30' WEST ALONG THE WESTERLY LINE OF THE PRIVATE DRIVE 125.0 FEET; THENCE SOUTHWESTERLY ON A CURVE HAVING A RADIUS OF 50.0 FEET, 70.71 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY. ACCESS EASEMENT TO GLEN LAKE L818P152

L818 P150/04 PRT GOVT LOT 2 SEC 34 BEG AT PT 1706.9 FT W & 2293.5 FT S OF MEANDER COR ON GLEN LAKE BETWEEN SECS 27 & 34 TH N 71 DEG 30' W 400 FT TH N 18 DEG 30' E 175 FT TH S 71 DEG 30' E 450 FT TH S 18 DEG 30' W 125 FT TH SWLY ON CURVE RAD 50 FT & DIST 70.71 FT TO POB SEC 34 T29N R14W TOGETHER WITH AN EASEMENT TO THE SHORE OF GLEN LAKE 1.8 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 501.51 | 0.9006 | 1.0362 | 3400 | 100   |                         | 317,297 |
| B 100' @ 3400/                          | 52.00    | 501.51 | 0.9006 | 1.0362 | 3400 | 50    | SURPLUS: ZONING 100 ft  | 82,497  |
| 152 Actual Front Feet, 1.75 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 399,794 |

2026 Est. T.C.V. 006-134-017-00 = 399,794

Est. TCV/Total Floor Area = 123.09, Most recent sale 06/19/2024 for 444,500

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 205,800                 | 205,800 | 205,800 | 205,800      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | -5,900  | 0       | 0            | -5,900         | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 199,900                 | 199,900 | 199,900 | 211,356      | 199,900        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-134-018-00   | 2026 Est. T.C.V.    | SCHELLHAMMER JOEL & ALLISON L |
| Property Class: 401 |                     | 7408 S GLEN LAKE RD           |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L1141P711 THAT PART OF GOVERNMENT LOTS 2 & 3 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 89°12'35" EAST, 1591.99 FEET TO A POINT ON THE CENTERLINE OF HIGHWAY OF M-22; THENCE NORTH 17° 15'47" EAST, 113.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 34'00" WEST, 34.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY M-22; THENCE CONTINUING NORTH 88°34'00" WEST. 315.97 FEET; THENCE NORTH 01 °07'57" EAST, 64.00 FEET; THENCE SOUTH 68°15'04" WEST, 98.76 FEET; THENCE SOUTH 1 0°54'28" WEST, 11 9.04 FEET; THENCE SOUTH 88° 46'16" EAST, 72.19 FEET; THENCE NORTH 15°58'09" EAST. 1.99 FEET; THENCE NORTH 89°52'50" EAST. 221.30 FEET; THENCE SOUTH 72°14' 43" EAST, 29.16 FEET; THENCE NORTH 18°1 0'26" EAST, 9.43 FEET; THENCE NORTH 89°52'50" EAST. 175.92 FEET TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 19° 43'08" EAST, 82.69 FEET ALONG SAID TRAVERSE LINE; THENCE NORTH 88° 34'00" WEST, 65.41 FEET TO THE POINT OF BEGINNING. CONTAINING 1.09 ACRES OF LAND. INCLUDING RIPARIAN RIGHTS TO GLEN LAKE. SUBJECT TO THE RIGHT-OF- WAY FOR HIGHWAY M-22. ALSO SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD.

L251 P431 L284 P971/88 L232 P215 L648 P483/02 PRT GOVT LOT 2 COM 1597 FT E OF W 1/4 SEC COR ON C/L ST RD M-22 TH ON C/L N 17 DEG 46' E 104 FT TO POB TH N 88 DEG 03' 25" W 34. 31 FT TH N 88 DEG 08' 34" W 316.31 FT TH N 1 DEG 35' 24" E 64.01 FT TH S 68 DEG 50' 49" W 99.2 FT TH S 11 DEG 14' 58" W 119.1 FT TH S 88 DEG 20' 27" E 474.28 FT M/L TO SHR GLEN LK TH ALG SHR NELY TO PT E OF POB TH W TO C/L SD RD & POB SEC 34 T29N R14W 1.09 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage                | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value     |
|----------------------------------------|-------------------------|--------|--------|--------|------|-------|--------|-----------|
| INFERIOR 8000/                         | 82.69                   | 574.20 | 1.0790 | 1.6294 | 8000 | 100   |        | 1,163,001 |
| 83 Actual Front Feet, 1.09 Total Acres | Total Est. Land Value = |        |        |        |      |       |        | 1,163,001 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33 | 819  | 100    | 6,822      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 6,822      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1573 SF Floor Area = 1573 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Piers       | 1,309  |          |            |
| 1 Story | Siding   | Crawl Space | 264    |          |            |
|         |          |             | Total: | 162,284  | 97,371     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 2 Fixture Bath     | 1 | 2,552 | 1,531 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 71  | 4,464 | 2,678 |
| WSEP (1 Story) | 181 | 9,068 | 5,441 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 60  | 1,880 | 1,128 |
| Treated Wood | 353 | 5,772 | 3,463 |

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 480 | 17,136 | 10,282 |
| Door Opener | 1   | 477    | 286    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,425 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 222,479 | 133,487 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 360,414

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|                                                  |       |          |
|--------------------------------------------------|-------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1 STORY | Cls C | Blt 1903 |
|--------------------------------------------------|-------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 418 SF Floor Area = 418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 418    |          |            |
|         |          |            | Total: | 51,732   | 31,040     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

## Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 30 | 1,323 | 794 |
|--------------|----|-------|-----|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 57,273 | 34,365 |
|---------|--------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 92,786

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-134-018-00 | = | 1,623,023 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 815.18, Most recent sale 08/21/2020 for 639,900

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 743,900       | 743,900        | 743,900 | 315,384      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 3,400         | 64,200         | 0       | 3,400        | 8,515          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 811,500       | 811,500        | 811,500 | 327,299      | 327,299        | 0       |  |

45-006-134-019-00  
Property Class: 401  
Map #: 69

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MCEL RATH & RODMAN & DEFOREST  
7318 S ASHLAND AVE  
GLEN ARBOR, MI 49636

L1206P812 A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOURTEEN HUNDRED AND NINETY TWO AND SEVEN TENTHS (1492.7) FEET WEST OF AND EIGHTEEN HUNDRED AND ELEVEN (1811) FEET SOUTH OF THE MEANDER CORNER ON GLEN LAKE BETWEEN SECTIONS 27 AND 34, TOWNSHIP TWENTY NINE (29) NORTH, RANGE FOURTEEN (14) WEST AND RUNNING THENCE NORTH 71° 30' WEST FOUR HUNDRED (400) FEET, THENCE SOUTH 18° 30' WEST ONE HUNDRED AND THIRTY (130) FEET, THENCE SOUTH 71° 30' EAST FOUR HUNDRED (400) FEET, THENCE NORTH 18° 30' EAST ONE HUNDRED AND THIRTY (130) FEET TO THE PLACE OF BEGINNING. ALSO AN EASEMENT ON A PART OF GOVERNMENT LOT 2 IN SECTION THIRTY FOUR (34) TOWNSHIP TWENTY NINE NORTH (29 N), RANGE FOURTEEN (14) WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE THIRTY FOUR HUNDRED AND EIGHTY (3480) FEET NORTH OF AND FIVE HUNDRED AND NINE TENTHS (500.9) FEET EAST OF THE MEANDER CORNER ON THE SOUTH LINE OF SAID SECTION 34, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THE FISK PROPERTY, THENCE WEST ON THE SAID NORTH LINE OF THE SAID FISK PROPERTY ONE HUNDRED (100) FEET TO THE CENTER LINE OF THE HIGHWAY, THENCE NORTH 1R 55' EAST ALONG THE CENTER LINE OF THE HIGHWAY ONE HUNDRED AND THIRTY NINE AND ONE TENTH (139.1) FEET TO THE SOUTH LINE OF THE BURLINGHAM PROPERTY, THENCE SOUTH 72° 30' EAST ALONG THE SOUTH LINE OF THE SAID BURLINGHAM PROPERTY ONE HUNDRED AND SIX SIX TENTHS (106.6) FEET TO THE SHORE OF GLEN LAKE, THENCE SOUTHEASTERLY ALONG THE SHORE OF GLEN LAKE TO THE PLACE OF BEGINNING; THIS EASEMENT SHALL BE USED EXCLUSIVELY BY THE GRANTEEES HEREIN AND THEIR SUCCESSORS IN TITLE AND SHALL PERMIT THE GRANTEEES HEREIN AND THEIR SUCCESSORS IN TITLE TO BEAUTIFY THE LAND; TO BUILD A COMMUNITY DOCK OR LANDING PLACE; A COMMUNITY BOAT SHELTER; TO DRIVE A COMMUNITY WELL FOR WATER AND ESTABLISH A COMMUNITY PUMP IN A SUITABLE BUILDING, WITH NECESSARY PIPING THEREFROM; AND ENJOY ALL RIPARIAN RIGHTS IN COMMON WITH EACH OTHER AND THE OWNER. ALSO PERMISSION TO JOIN WITH OTHERS TO WHOM THE PRIVILEGE SHALL BE GRANTED TO LAY A LINE OF PIPE ALONG THE LINE OF THE PRIVATE ROADWAY CONNECTING THE PARCEL OF LAND ABOVE DESCRIBED WITH THE HIGHWAY, TO CONDUCT WATER FROM SAID PUMP TO THE PROPERTY.

L219 P359 L252 P906 L469 P263/98 BEG AT PT 1492.7 FT W & 1811 FT S OF MEANDER POST COR ON SHR GLEN LAKE BET SECS 27 & 34 TH N 71 DEG 30' W 400 FT TH S 18 DEG 30' W 130 FT TH S 71 DEG 30' E 400 FT TH N 18 DEG 30' E 130 FT TO BEG SEC 34 T29N R14W 1.25 A.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| B 100' @ 3400/                          | 100.00   | 400.00 | 0.9420 | 0.9792 | 3400 | 100   |                        | 313,632                         |
| B 100' @ 3400/                          | 27.00    | 400.00 | 0.9420 | 0.9792 | 3400 | 50    | SURPLUS: ZONING 100 ft | 42,340                          |
| 127 Actual Front Feet, 1.17 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 355,973 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1930

(11) Heating System: Wall/Floor Furnace  
Ground Area = 1551 SF Floor Area = 1551 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,050 |          |            |
| 1 Story | Siding   | Crawl Space | 501   |          |            |
| Total:  |          |             |       | 219,732  | 131,815    |

#### Other Additions/Adjustments

#### Plumbing

| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|
|                    |   |       |     |

Parcel Number: 45-006-134-019-00

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|                      |     |         |         |
|----------------------|-----|---------|---------|
| 2 Fixture Bath       | 1   | 3,056   | 1,834   |
| Water/Sewer          |     |         |         |
| 1000 Gal Septic      | 1   | 4,782   | 2,869   |
| Water Well, 100 Feet | 1   | 5,847   | 3,508   |
| Porches              |     |         |         |
| WSEP (2 Story)       | 288 | 22,856  | 13,714  |
| WGEP (1 Story)       | 120 | 11,791  | 7,075   |
| WCP (1 Story)        | 30  | 2,413   | 1,448   |
| WPP                  | 96  | 3,069   | 1,841   |
| Deck                 |     |         |         |
| Treated Wood         | 60  | 1,924   | 1,154   |
| Treated Wood         | 640 | 8,717   | 5,230   |
| Built-Ins            |     |         |         |
| Appliance Allow.     | 1   | 2,767   | 1,660   |
| Fireplaces           |     |         |         |
| Interior 1 Story     | 1   | 5,338   | 3,203   |
| Totals:              |     | 293,743 | 176,222 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 387,688

|                                                                       |   |         |
|-----------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-134-019-00                                       | = | 745,161 |
| Est. TCV/Total Floor Area = 480.44, Most recent sale 01/22/1998 for 1 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                            |   |         |
| 342,800 342,800 342,800 222,460 2.70                                  |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses          |   |         |
| 0 29,800 0 0 6,006 0                                                  |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                  |   |         |
| 372,600 372,600 372,600 228,466 228,466 0                             |   |         |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-134-020-00   | 2026 Est. T.C.V.    | RAINES JOHN C REV FAMILY TRUST |
| Property Class: 401 |                     | 7283 S ASHLAND AVE             |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L284 P11 L314 P906/90 L915 P825&828/06 PRT OF GOVT LOT 2 SEC 34 BEG AT PT 1492.7  
 FT W & 1811 FT S OF MEANDER COR ON GLEN LAKE BET SEC 27 & 34 TH N 71 DEG 30' W  
 400 FT TH N 18 DEG 30' E 60 FT TH N 89 DEG 38' E 225 FT TH N 84 DEG 40' E 215.9  
 FT TH S 20 DEG 20' W 220 FT TO POB SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| B 100' @ 3400/                          | 100.00   | 321.47 | 0.8801 | 0.9272 | 3400 | 100   |                        | 277,446                         |
| B 100' @ 3400/                          | 66.67    | 321.47 | 0.8801 | 0.9272 | 3400 | 50    | SURPLUS: ZONING 100 ft | 92,482                          |
| 167 Actual Front Feet, 1.23 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 369,928 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1488 SF Floor Area = 1488 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,248 |          |            |
| 1 Story | Siding   | Crawl Space | 144   |          |            |
| 1 Story | Siding   | Crawl Space | 96    |          |            |
| Total:  |          |             |       | 215,167  | 118,316    |

#### Other Additions/Adjustments

|                                         |     |         |         |
|-----------------------------------------|-----|---------|---------|
| Basement, Outside Entrance, Below Grade | 1   | 2,781   | 1,530   |
| <b>Plumbing</b>                         |     |         |         |
| 2 Fixture Bath                          | 1   | 3,056   | 1,681   |
| <b>Water/Sewer</b>                      |     |         |         |
| 1000 Gal Septic                         | 1   | 4,782   | 2,630   |
| Water Well, 100 Feet                    | 1   | 5,847   | 3,216   |
| <b>Porches</b>                          |     |         |         |
| CSEP (1 Story)                          | 288 | 11,998  | 6,599   |
| CGEP (1 Story)                          | 120 | 9,419   | 5,180   |
| CGEP (1 Story)                          | 120 | 9,419   | 5,180   |
| WCP (1 Story)                           | 32  | 2,529   | 1,391   |
| Foundation: Basement                    | 32  | 851     | 468     |
| WCP (1 Story)                           | 24  | 1,812   | 997     |
| <b>Built-Ins</b>                        |     |         |         |
| Appliance Allow.                        | 1   | 2,767   | 1,522   |
| <b>Fireplaces</b>                       |     |         |         |
| Interior 1 Story                        | 1   | 5,338   | 2,936   |
| Totals:                                 |     | 275,766 | 151,646 |

Notes: MAIN HOUSE

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 333,621

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 45-006-134-020-00

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Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 432    |          |            |
| 1 Story | Siding   | Slab       | 288    |          |            |
|         |          |            | Total: | 104,364  | 57,400     |

## Other Additions/Adjustments

|                       |  |  |         |         |        |
|-----------------------|--|--|---------|---------|--------|
| Plumbing              |  |  |         |         |        |
| Average Fixture(s)    |  |  | 1       | 1,209   | 665    |
| Porches               |  |  |         |         |        |
| WPP                   |  |  | 280     | 4,822   | 2,652  |
| Built-Ins             |  |  |         |         |        |
| Appliance Allow.      |  |  | 1       | 1,934   | 1,064  |
| Fireplaces            |  |  |         |         |        |
| Interior 1 Story      |  |  | 1       | 4,701   | 2,586  |
| Deck                  |  |  |         |         |        |
| w/Roof (Roof portion) |  |  | 56      | 1,002   | 551    |
| Breezeways            |  |  |         |         |        |
| Frame Wall            |  |  | 56      | 3,358   | 1,847  |
|                       |  |  | Totals: | 121,390 | 66,765 |

Notes: 2ND DWELLING

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 146,883

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 476 SF Floor Area = 476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 476    |          |            |
|         |          |            | Total: | 60,531   | 33,292     |

## Other Additions/Adjustments

|                    |  |  |         |        |        |
|--------------------|--|--|---------|--------|--------|
| Plumbing           |  |  |         |        |        |
| Average Fixture(s) |  |  | 1       | 1,007  | 554    |
| Built-Ins          |  |  |         |        |        |
| Appliance Allow.   |  |  | 1       | 1,639  | 901    |
|                    |  |  | Totals: | 63,177 | 34,747 |

Notes: SOUTH DWELLING

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 76,443

2026 Est. T.C.V. 006-134-020-00 = 931,875

Est. TCV/Total Floor Area = 347.20

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 421,000       | 421,000    | 421,000 | 113,100      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 44,900     | 0       | 0            | 3,053          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 465,900       | 465,900    | 465,900 | 116,153      | 116,153        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-021-00   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 402 |                     | S GLEN LAKE RD        |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description    | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/ | 91.00    | 60.00 | 1.0384      | 0.7489 | 8000       | 100   |              | 566,192 |
|                |          | 0.13  | Total Acres |        | Total Est. |       | Land Value = | 566,192 |

2026 Est. T.C.V. 006-134-021-00 = 566,192

Est. TCV/Total Floor Area = 210.95

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |   |
|-------------------------|---------|-----------|----------------|-------------|---------|---|
| 247,700                 | 247,700 | 247,700   | 38,769         | 2.70        |         |   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |   |
| 0                       | 35,400  | 0         | 0              | 1,046       |         | 0 |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |
| 283,100                 | 283,100 | 283,100   | 39,815         | 39,815      |         | 0 |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-134-022-00   | 2026 Est. T.C.V.    | FORNOWSKI RONALD E TRUST |
| Property Class: 401 |                     | 7418 S GLEN LAKE RD      |
| Map #: 70,69        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L1141P711 ThAt port of Government Lots 2 & 3 of Sectior'l 34, Township 29 North

Range 14 West. more fully described as: Commencing at the Meander corner on the East end on the South Line of said Section 34; thence North, 200 9.00 feet: thence West. 371.00 feet ; thence North 03° 30' EAST. 500.00 feet; thence East 50.00 feet to the POint of BeginNing; thence North 15°58'09" East. 100.08 feel to a point on the East and West cne-quarter line lying South 89°12'35" East, 1228.50 Feet from the West oNe- quarter corner of said Section 34: thence North 15°58'09" East. 23.91 feet; thence North 89° 52' 50" East, 221 .30 feet; TheNce South 72°14'43" East, 29.16 feet; thence North 18°10'26" East. 9.43 feet; thence North 89°52'50" East, 166.21 feet to a point on A traverse line along the shore of Glen Lake; thence South 13° 33'53" West. 122.63 feet along sAId traverse line; thence South 89°53'07" West, 423.83 feet to the PoInt of Beginning. Containing 1.15 acres of land. Including rAparion rights to Glen Lake. Subject to the r ight- of- way for Highway M-22. Also subject to easements. right- of-ways. reservations ond restrictions of record.

DC L364 P561 L364 P563-564 L470 P773 BEG AT PT 2507.5 FT N & 314.67 FT W OF MEANDER COR AT E END S LINE SEC 34 TH N 15 DEG 43' E 125.97 FT TH E 414.7 FT TO SHORE GLEN LAKE TH SWLY ALONG SHORE TO PT E OF POB TH W TO POB SEC 34 T29N R14W 1.15 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 408.50 | 0.9216 | 1.5221 | 8000 | 100   |                 | 1,122,264                         |
| INFERIOR 8000/                          | 22.63    | 408.50 | 0.9216 | 1.5221 | 8000 | 50    | SURPLUS: ZONING | 100 ft 126,984                    |
| 123 Actual Front Feet, 1.15 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 1,249,248 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 10.45    | 3500 | 0      | 0          |
| Wood Frame                                          | 36.50    | 120  | 50     | 2,190      |
| Wood Frame                                          | 32.15    | 200  | 50     | 3,215      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 12,905     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3175 SF Floor Area = 3203 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 3,175  |          |            |
| 1 Story | Siding   | Overhang   | 28     |          |            |
|         |          |            | Total: | 584,624  | 467,700    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1587 | 43,389 | 34,711 |
| Exterior                                |      |        |        |
| Stone Veneer                            | 90   | 4,126  | 3,301  |
| Basement, Outside Entrance, Below Grade | 2    | 7,777  | 6,222  |
| Plumbing                                |      |        |        |
| Average Fixture(s)                      | 1    | 2,136  | 1,709  |
| 3 Fixture Bath                          | 2    | 13,432 | 10,746 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

## Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 310 | 7,263  | 5,810  |
| WPP | 737 | 15,101 | 12,081 |

## Garages

## Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 728 | 44,066 | 35,253 |
| Storage Over Garage | 728 | 12,856 | 10,285 |
| Door Opener         | 1   | 672    | 538    |

## Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,564 |
| Door Opener            | 1 | 672   | 538   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 763,517 610,817

Notes: 2002 ADDITION & DETACHED GARAGE

ECF (4080 BIG GLEN) 2.700 => TCV: 1,649,206

2026 Est. T.C.V. 006-134-022-00

= 2,911,359

Est. TCV/Total Floor Area = 908.95, Most recent sale 06/08/1993 for 92,500

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,340,800               | 1,340,800 | 1,340,800 | 312,132        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 114,900   | 0         | 8,427          | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,455,700               | 1,455,700 | 1,455,700 | 320,559        | 320,559     | 320,559 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-023-00   | 2026 Est. T.C.V.    | ROBERTSON CYNTHIA    |
| Property Class: 401 |                     | 7446 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L280 P903 L357 P754 L364 P694&837 L610 P151&169/01 L747 P805&822/03 PRT GOVT LOT 3 SEC 34 BEG AT POINT 300 FT N 03 DEG 30' E OF A POINT 2009 FT N & 371 FT W OF MEANDER CORNER AT E END OF S LN LOT 4 FOR POB TH N 03 DEG 30' E 200 FT TH E 430 FT M/L TO SHR GLEN LK TH ALG SHR GLEN LK IN SLY DIRECTION TO POINT E OF SD POB TH W 440 FT M/L TO POB UND 1/2 INTEREST - REVOCABLE LIVING TRUST OF VIVIENNE F JENNINGS UND 1/2 INTERST - REVOCABLE LIVING TRUST OF ROSWELL D JENNINGS SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 200.00   | 435.00      | 0.7579 | 1.5414 | 8000       | 100   |              | 1,869,011 |
| 200 Actual Front Feet, | 2.00     | Total Acres |        |        | Total Est. |       | Land Value = | 1,869,011 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1174 SF Floor Area = 2054 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,174  |          |            |
|            |          |            | Total: | 298,991  | 194,350    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 300 | 5,802 | 3,771 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781 | 1,808 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 40 | 2,938 | 1,910 |
| WCP (1 Story) | 60 | 3,801 | 2,471 |
| WPP           | 96 | 3,069 | 1,995 |
| WCP (1 Story) | 20 | 1,510 | 981   |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 29,341 | 19,072 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 6,649 | 4,322 |
| 2nd on Same Stack | 1 | 4,365 | 2,837 |

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Totals: 381,662 248,087

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 669,835

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Space Heater

Ground Area = 1240 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 1,240  |          |            |
|         |          |            | Total: | 123,107  | 73,864     |

## Other Additions/Adjustments

## Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 2 Fixture Bath | 1 | 2,552 | 1,531 |
|----------------|---|-------|-------|

## Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 340 | 14,787 | 8,872 |
|----------------|-----|--------|-------|

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 528 | 18,311 | 10,987 |
|-----------|-----|--------|--------|

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 360 | 14,144 | 8,486 |
|-----------|-----|--------|-------|

|                   |     |        |        |
|-------------------|-----|--------|--------|
| No Concrete Floor | 360 | -2,200 | -1,320 |
|-------------------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,425 |
|------------------|---|-------|-------|

Totals: 178,343 107,005

Notes: 7438 WITH D.G. &amp; BOAT HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 288,914

2026 Est. T.C.V. 006-134-023-00

= 2,832,760

Est. TCV/Total Floor Area = 859.98

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,337,300               | 1,337,300 | 1,337,300 | 378,527        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 79,100    | 0         | 10,220         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,416,400               | 1,416,400 | 1,416,400 | 388,747        | 388,747     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-024-00   | 2026 Est. T.C.V.    | WADE FETZER CO       |
| Property Class: 401 |                     | 7482 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

BEG AT PT 2008.18 FT N & 390.7 FT W OF MEANDER COR AT E END S LINE SEC 34 TH N 2 DEG 59' E 300 FT TH E 440 FT TO SHR GLEN LAKE TH SLY ALG SHR TO PT E OF POB TH W 440.5 FT TO POB SEC 34 T29N R14W 3 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/         | 300.00   | 440.00      | 0.6444 | 1.5449 | 8000                    | 100   |        | 2,389,237 |
| 300 Actual Front Feet, | 3.03     | Total Acres |        |        | Total Est. Land Value = |       |        | 2,389,237 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = 2284 SF Floor Area = 4568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,008 |          |            |
| 2 Story | Siding   | Basement    | 1,276 |          |            |
|         |          | Total:      |       | 653,429  | 424,730    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 686 | 15,915 | 10,345 |
|-----|-----|--------|--------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 686 | 32,777 | 21,305 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 612 | 20,300 | 13,195 |
| Door Opener | 1   | 477    | 310    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

Totals: 760,017 494,011

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,333,830

2026 Est. T.C.V. 006-134-024-00 = 3,728,067

Est. TCV/Total Floor Area = 816.13

2025 Assessed MBOR S.E.V. Base for Cap IRM



Parcel Number: 45-006-134-024-00

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|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 1,681,300 | 1,681,300 | 1,681,300      | 660,814   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 182,700        | 0         | 0         | 17,841         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,864,000 | 1,864,000      | 1,864,000 | 678,655   | 678,655        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-025-00   | 2026 Est. T.C.V.    | WADE FETZER CO       |
| Property Class: 401 |                     | 7527 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 425.00      | 1.0000 | 1.5342 | 8000                    | 100   |        | 1,227,365 |
| 100 Actual Front Feet, | 0.98     | Total Acres |        |        | Total Est. Land Value = |       |        | 1,227,365 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| Fencing: Wd, Split, 2 Rail        | 17.36 | 24   | 50                | 208        |
| Total Estimated Land Improvements |       |      | True Cash Value = | 208        |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 416 SF Floor Area = 416 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 416    |          |            |
|         |          |             | Total: | 57,254   | 31,489     |

#### Other Additions/Adjustments

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 160 | 2,486 | 1,367 |
|--------------|-----|-------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 203 | 14,998 | 8,249 |
| CPP            | 19  | 501    | 276   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,139 |
|------------------|---|-------|-------|

Totals: 94,085 51,746

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 139,714

2026 Est. T.C.V. 006-134-025-00 = 1,367,287

Est. TCV/Total Floor Area = 3286.75

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 604,600       | 604,600        | 604,600 | 240,764      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 79,000         | 0       | 0            | 6,500          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 683,600       | 683,600        | 683,600 | 247,264      | 247,264        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-026-00   | 2026 Est. T.C.V.    | WADE FETZER CO       |
| Property Class: 401 |                     | 7507 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

THE N 100 FT OF PARCEL DESCR AS COM AT PT 1808.45 FT N & 401.11 FT W OF MEANDER  
COR AT E END S LINE SEC TH N 2 DEG 59' E 200 FT TH E 440.5 FT TO SHR GLEN LAKE  
TH SLY ON SHR TO PT E OF POB TH W 423.4 FT TO POB. SEC 34 T29N R14W .9 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 425.00      | 1.0000 | 1.5342 | 8000       | 100          |        | 1,227,365 |
| 100 Actual Front Feet, | 0.98     | Total Acres |        |        | Total Est. | Land Value = |        | 1,227,365 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.53 | 1300 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1957

(11) Heating System: Electric Baseboard

Ground Area = 2259 SF Floor Area = 2259 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,259  |          |            |
|         |          |             | Total: | 364,973  | 218,983    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,282 |
| 3 Fixture Bath     | 2 | 13,432 | 8,059 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,325 |
| Water Well, 100 Feet | 1 | 6,514 | 3,908 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 300 | 26,730 | 16,038 |
| WPP            | 26  | 1,716  | 1,030  |
| WPP            | 32  | 2,029  | 1,217  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,386 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,205 |
|------------------|---|--------|-------|

Totals: 437,389 262,433

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 708,570

2026 Est. T.C.V. 006-134-026-00 = 1,938,435

Est. TCV/Total Floor Area = 858.09

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 875,500                 | 875,500 | 875,500 | 418,925      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 93,700  | 0       | 0            | 11,310         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 969,200                 | 969,200 | 969,200 | 430,235      | 430,235        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-027-00   | 2026 Est. T.C.V.    | KNIGHT JOANNE P TRUST |
| Property Class: 401 |                     | 7252 S ASHLAND AVE    |
| Map #: 69           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L1086P216 PRT GOVT LOT 1, SEC 34 T29N R14W COMM N 1/4 CNR OF SEC 34; TH N 89.4814W 437.92 FT ALONG N LINE SEC 34 TH S00.0351W 700.03 FT TO CENTER LINE M-22 HT S17.4400W 586.88 FT, ALONG CENTERLINE TH N89.4940W 319.21 FT S00.0815W 47.84 FT TO POB TH N89.4655W 380.57 FT TH N00.3850E 299.62 FT TH S89.5920E 377.91 FT TH S00.0815W 300.99 FT TO POB. (YEAR 2011 ADDITION FROM ADJ PIN(S). AND

L230 P733 PRT GOVT LOT 2 SEC 34 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN S 88 DEG 41' 05" E 1228.71 FT TH N 16 DEG 27' 50" E 21.92 FT TH S 88 DEG 16' 10" E 363.41 FT TH ALG C/L ST HWY M-22 N 17 DEG 46' 0" E 1051.89 FT TH N 72 DEG 12' 50" W 228.69 FT TO POB TH N 2 DEG 32' 45" E 230.96 FT TH ALG NLY LN SD GOVT LOT 2 N 89 DEG 29'30" W 575.48 FT TH S 9 DEG 33' 45" W 177.54 FT TH S 31 DEG 06' 05" W 148.75 FT TH N 84 DEG 40' E 215.9 FT TH N 27 DEG 19' E 54.6 FT TH N 86 DEG 56' E 166.8 FT TH N 87 DEG 55' E 33.72 FT TH N 89 DEG 54' E 231.4 FT TO POB SEC 34 T29N R14W.

5/18/11 EXEMPT LAND DIVISION, RE ASSIGNMENT OF LOT LINES FROM NEIGHBORING PARCELS: OBTAINING BACK 2.6 ACRES FROM LOTS: 134-007-70, 134-007-00, 134-007-600 , 134-007-50

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| A 100' @ 7000/                          | 326.29   | 701.41 | 0.7440 | 1.1269 | 7000                    | 100   |        | 1,915,015 |
| 326 Actual Front Feet, 5.25 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,915,015 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 4in Concrete | 9.05 | 128  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 3    | 100    | 30,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 30,000     |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls B Blt 2005

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = 2818 SF Floor Area = 4589 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Basement   | 196    |          |            |
| 2 Story | Siding   | Basement   | 1,311  |          |            |
| 1 Story | Siding   | Basement   | 1,311  |          |            |
| 1 Story | Siding   | Overhang   | 36     |          |            |
| 1 Story | Siding   | Overhang   | 32     |          |            |
|         |          |            | Total: | 880,033  | 704,025    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1507 | 45,647 | 36,518 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 2 | 20,550 | 16,440 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,375 |
| Water Well, 150 Feet | 1 | 10,252 | 8,202 |

#### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 50 | 3,116 | 2,493 |
|-----|----|-------|-------|

#### Garages

Class: C Exterior: Pole (Unfinished)

Parcel Number: 45-006-134-027-00

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|                                                          |           |         |        |
|----------------------------------------------------------|-----------|---------|--------|
| Door Opener                                              | 2         | 1,075   | 860    |
| Base Cost                                                | 2400      | 57,888  | 46,310 |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |           |         |        |
| Door Opener                                              | 2         | 1,504   | 1,203  |
| Base Cost                                                | 1317      | 82,958  | 66,366 |
| Class: B Exterior: Pole (Unfinished)                     |           |         |        |
| Base Cost                                                | 480       | 23,112  | 18,490 |
| Built-Ins                                                |           |         |        |
| Appliance Allow.                                         | 1         | 6,850   | 5,480  |
| Totals:                                                  | 1,147,961 | 918,368 |        |

Notes: MAIN HOUSE

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 2,020,410

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B Blt 2007

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1078 SF Floor Area = 1078 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,078 |          |            |
| Total:  |          |            |       | 200,467  | 160,374    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 7,818 |
|------------------|---|-------|-------|

Totals: 243,573 194,860

Notes: STUDIO/GUEST HOUSE

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 428,692

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls B Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 384 SF Floor Area = 384 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 384  |          |            |
| Total:  |          |            |      | 59,670   | 47,736     |

## Other Additions/Adjustments

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

Totals: 66,520 53,216

Notes: GAZEBO

Parcel Number: 45-006-134-027-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 117,075

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls B Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = 420 SF Floor Area = 420 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 420    |          |            |
|         |          |            | Total: | 51,629   | 41,302     |

## Other Additions/Adjustments

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 58,479 | 46,782 |
|---------|--------|--------|

Notes: STUDIO IN HILL

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 102,920

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: TENNIS COURT

|                       |      |          |      |       |           |
|-----------------------|------|----------|------|-------|-----------|
| Unit in Place Items   | Rate | Quantity | Arch | %Good | Depr.Cost |
| /CI17/SPOC/TENC/ASPCA | 7.65 | 7200     | 1.00 | 75    | 41,310    |

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA)1.500 =&gt; TCV of Bldg: 1 = 61,965

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,965

2026 Est. T.C.V. 006-134-027-00

= 4,676,077

Est. TCV/Total Floor Area = 722.62

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,796,500     | 1,796,500      | 1,796,500 | 780,681      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 39,400        | 502,100        | 0         | 39,400       | 21,078         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,338,000     | 2,338,000      | 2,338,000 | 841,159      | 841,159        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-028-00   | 2026 Est. T.C.V.    | RIVA INVESTMENTS LLC |
| Property Class: 401 |                     | 7547 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L355 P184 L489 P741 L491 P220/98 L712 P3/03 L836 P233&235/04 L845 P280/05 PRT  
 GOVT LOT 3 SEC 34 COM MEANDER COR AT EAST END S LN GOVT LOT 4 TH N 00 DEG 11'05"  
 E 1606.48 FT TO POB TH S 89 DEG 59' 20" W 391.70 FT TH N 03 DEG 00'04" E 99.83  
 FT TH N 89 DEG 59'20" E 407.53 FT TO SHR GLEN LAKE TH ALG SHR S 11 DEG 55'58" W  
 101.89 FT TO POB SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 101.20   | 407.53      | 0.9952 | 1.5214 | 8000       | 100   |              | 1,225,871 |
| 102 Actual Front Feet, | 0.94     | Total Acres |        |        | Total Est. |       | Land Value = | 1,225,871 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value               |
|------------------------------------------|----------|------|--------|--------------------------|
| Fencing: Wd, Split, 2 Rail               | 17.36    | 60   | 50     | 521                      |
| Dock: Light posts                        | 45.58    | 780  | 50     | 17,776                   |
| Residential Local Cost Land Improvements |          |      |        |                          |
| Description                              | Rate     | Size | % Good | Cash Value               |
| LAND IMPROVEMENTS 75                     | 7,500.00 | 1    | 100    | 7,500                    |
| BOAT HOIST                               | 2,000.00 | 1    | 100    | 2,000                    |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 27,797 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1939

(11) Heating System: Electric Wall Heat  
 Ground Area = 879 SF Floor Area = 1758 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 879    |          |            |
|         |          |            | Total: | 224,056  | 145,636    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 457 | 8,838 | 4,419 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781 | 1,808 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WPP            | 261 | 5,403 | 3,512 |
| WPP            | 156 | 4,278 | 2,781 |
| WSEP (1 Story) | 76  | 5,268 | 3,424 |
| WPP            | 155 | 4,261 | 2,770 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 200 | 4,062 | 2,640 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 349    |
| Base Cost   | 2078 | 73,811 | 47,977 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 352,709 | 227,936 |
|---------|---------|---------|

## Notes:

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ECF (4080 BIG GLEN) 2.700 => TCV: 615,427

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2026 Est. T.C.V. 006-134-028-00 = 1,869,095

Est. TCV/Total Floor Area = 1063.19, Most recent sale 12/16/2004 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 845,100       | 845,100        | 845,100 | 383,182      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 89,400         | 0       | 0            | 10,345         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 934,500       | 934,500        | 934,500 | 393,527      | 393,527        | 0       |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-134-028-50   | 2026 Est. T.C.V.    | TOTTEN JEFFREY J & PHYLLIS |
| Property Class: 401 |                     | 7533 S GLEN LAKE RD        |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L488 P739/98 PARCEL A - PRT GOVT LOT 3 SEC 34 COM AT MEANDER CORNER ON EAST END OF S LN GOVT LOT 4 TH N 00 DEG 11' 05" E 1606.48 FT TH S 89 59'20" W 391.70 FT TH N 03 DEG 00'40" E 99.83 FT TO POB TH CONT N 03 DEG 00'40" E 99.85 FT TH N 89 DEG 57'28" E 423.41 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 11 DEG 55'58" W 102.15 FT TH S 89 DEG 59'20" W 407.53 FT TO POB SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 101.38   | 423.41      | 0.9945 | 1.5331 | 8000       | 100   |              | 1,236,597 |
| 102 Actual Front Feet, | 0.98     | Total Acres |        |        | Total Est. |       | Land Value = | 1,236,597 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Picket, 30-40 | 15.40 | 42   | 50     | 323        |
| Fencing: Wd, Picket, 30-40 | 15.40 | 66   | 50     | 508        |
| Dock: Light posts          | 47.90 | 1080 | 0      | 0          |
| D/W/P: 3.5 Concrete        | 6.71  | 120  | 0      | 0          |
| D/W/P: Flagstone/Sand      | 21.39 | 160  | 0      | 0          |
| D/W/P: Crushed Rock        | 2.31  | 280  | 0      | 0          |
| D/W/P: 3.5 Concrete        | 6.71  | 80   | 0      | 0          |
| Wood Frame                 | 29.37 | 100  | 50     | 1,468      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good            | Cash Value |
|-----------------------------------|----------|------|-------------------|------------|
| LAND IMPROVEMENTS 75              | 7,500.00 | 1    | 100               | 7,500      |
| Total Estimated Land Improvements |          |      | True Cash Value = | 9,799      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1929

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1447 SF Floor Area = 3072 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,447 |          |            |
| 1 Story | Siding   | Overhang    | 178   |          |            |
|         |          | Total:      |       | 358,117  | 232,788    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |     |
|--------------|----|-------|-----|
| Stone Veneer | 40 | 1,492 | 970 |
|--------------|----|-------|-----|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| Separate Shower    | 1 | 1,336 | 868   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 178 | 10,039 | 6,525 |
| WPP            | 437 | 7,932  | 5,156 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 404,979 | 263,249 |
|---------|---------|---------|

Notes:

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ECF (4080 BIG GLEN) 2.700 => TCV: 710,772

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2026 Est. T.C.V. 006-134-028-50 = 1,957,168  
 Est. TCV/Total Floor Area = 637.10, Most recent sale 09/30/1998 for 420,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 885,200       | 885,200        | 885,200 | 397,790      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 93,400         | 0       | 0            | 10,740         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 978,600       | 978,600        | 978,600 | 408,530      | 408,530        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-030-00   | 2026 Est. T.C.V.    | KRAUSE THOMAS SCOTT  |
| Property Class: 401 |                     | 7580 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L308 P584/90 COM 1609 FT N & 430 FT W OF MEANDER POST AT E END OF S LN LOT 4 TH  
S 200 FT TH E TO SHR GLEN LAKE TH NELY ALG SHR SD LAKE TO POINT E OF POB TH W TO  
POB SEC 34 T29N R14W 1.7 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|-----------------------------------|
| INFERIOR 8000/                          | 200.00   | 408.28 | 0.7579 | 1.5219 | 8000 | 100   |        | 1,845,464                         |
| 200 Actual Front Feet, 1.88 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 1,845,464 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75 | 1500 | 50     | 2,062      |
| D/W/P: 4in Ren. Conc.                               | 6.73 | 360  | 50     | 1,211      |
| D/W/P: 4in Concrete                                 | 6.17 | 600  | 50     | 1,851      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,124      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1928

(11) Heating System: Forced Heat & Cool  
Ground Area = 1832 SF Floor Area = 3583 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,048 |          |            |
| 1 Story | Siding   | Basement    | 524   |          |            |
| 1 Story | Siding   | Piers       | 260   |          |            |
| 1 Story | Siding   | Overhang    | 1751  |          |            |
| Total:  |          |             |       | 438,255  | 350,604    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,225 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |
| Separate Shower    | 1 | 1,336 | 1,069 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 380 | 13,380 | 10,704 |
|---------------|-----|--------|--------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 438 | 6,802 | 5,442 |
| Treated Wood | 312 | 5,448 | 4,358 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 1,612  | 1,290  |
| Base Cost   | 1751 | 75,731 | 60,585 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 5,211 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 574,330 459,467

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,240,561

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 2024

(11) Heating System: Wall/Floor Furnace

Ground Area = 583 SF Floor Area = 583 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 159    |          |            |
| 1 Story | Siding   | Crawl Space | 216    |          |            |
| 1 Story | Siding   | Crawl Space | 208    |          |            |
|         |          |             | Total: | 72,591   | 71,865     |

#### Other Additions/Adjustments

##### Porches

|                     |    |       |       |
|---------------------|----|-------|-------|
| WCP (1 Story)       | 68 | 3,362 | 3,328 |
| Foundation: Shallow | 68 | -719  | -712  |

##### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Treated Wood          | 210 | 4,019 | 3,979 |
| w/Roof (Roof portion) | 50  | 826   | 818   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,639 | 1,623 |
|------------------|---|-------|-------|

Totals: 81,718 80,901

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 218,433

2026 Est. T.C.V. 006-134-030-00 = 3,309,582

Est. TCV/Total Floor Area = 794.43, Most recent sale 11/11/2019 for 665,000

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 1,519,400     | 1,519,400  | 1,519,400 | 775,831      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 135,400    | 0         | 0            | 20,947         | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,654,800     | 1,654,800  | 1,654,800 | 796,778      | 796,778        | 796,778 |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-134-031-00   | 2026 Est. T.C.V.    | SETER RICHARD H JR & MARY S ET AL |
| Property Class: 402 |                     | S GLEN LAKE RD                    |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L404 P996 L460 P906 L467 P193 L530 P4/99 PRT GOVT LOTS 3 & 4 SEC 34 COM AT PT  
 465 FT W & 1409 FT N OF SE COR LOT 4 TH S 200 FT TH E TO SHR GLEN LAKE TH NELY  
 ALG SHR TO PT E OF POB TH W TO POB EXC S 100 FT SEC 34 T29N R14W .92 A M/L.

# Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/         | 100.00           | 400.00 | 1.0000 | 1.5157 | 8000                    | 100   |        | 1,212,573 |
| 100 Actual Front Feet, | 0.92 Total Acres |        |        |        | Total Est. Land Value = |       |        | 1,212,573 |

2026 Est. T.C.V. 006-134-031-00 = 1,212,573

Est. TCV/Total Floor Area = 291.06, Most recent sale 12/15/1997 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 530,500                 | 530,500 | 530,500   | 166,685        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 75,800  | 0         | 4,500          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 606,300                 | 606,300 | 606,300   | 171,185        | 171,185     | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-134-032-02   | 2026 Est. T.C.V.    | SENER RICHARD H JR & MARY S ET AL |
| Property Class: 401 |                     | 7608 S GLEN LAKE RD               |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L530 P005/99 S 100 FT OF PRT GOVT LOT 4 BEG 465 FT W & 1409 FT N OF SE LT COR TH  
S 200 FT TH E TO SHR GLEN LK TH NELY ON SHR TO PT E OF BEG TH W TO POB SEC 34  
T29N R14W .92 A M/L.  
COMBINED UND INT SPLITS ON 11/02/2023 FROM 006-134-032-00, 006-134-032-01;

Split/Comb. on 11/02/2023 completed 11/02/2023 TIM COMBINE PIN OF UND INT  
SPLITS;  
Parent Parcel(s): 006-134-032-00, 006-134-032-01;  
Child Parcel(s): 006-134-032-02;  
-----

Land Value Estimates for Land Table 4080.4080 BIG GLEN  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 400.00 | 1.0000 | 1.5157 | 8000 | 100   |                         | 1,212,573 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 1,212,573 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1190 SF Floor Area = 1190 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 1,190  |          |            |
|         |          |            | Total: | 109,441  | 65,663     |

Other Additions/Adjustments

Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 3,190 | 1,914 |
|----------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,515 |
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |

Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 35 | 889 | 533 |
|-----|----|-----|-----|

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |       |       |
|-----------|-----|-------|-------|
| Base Cost | 252 | 9,891 | 5,935 |
|-----------|-----|-------|-------|

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,130 | 2,478 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 138,623 | 83,172 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 224,565

2026 Est. T.C.V. 006-134-032-02 = 1,439,638

Est. TCV/Total Floor Area = 1209.78

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-134-032-02

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 651,500  | 651,500        | 651,500 | 225,834   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 68,300         | 0       | 0         | 6,097          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 719,800  | 719,800        | 719,800 | 231,931   | 231,931        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-033-00   | 2026 Est. T.C.V.    | DUNBAR COTTAGES LLC  |
| Property Class: 401 |                     | 7646 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L229 P186 L177 P891 PRT GOVT LOT 4 SEC 34 COM AT SW COR OF SD LOT TH E ALG S LN  
 850 FT TH N 434 FT TH W 375 FT TH N 886 FT TH E 550 FT TH S 111 FT TH E 50 FT  
 FOR POB TH S 175 FT TH E TO SHORE GLEN LAKE TH ALG SHR 175 FT M/L TH W TO POB  
 SEC 34 T29N R14W. 1.38 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------------------------------|
| INFERIOR 8000/                          | 100.00   | 273.81 | 0.7994 | 1.4051 | 8000 | 100   |                        | 898,606                           |
| INFERIOR 8000/                          | 75.00    | 273.81 | 0.7994 | 1.4051 | 8000 | 50    | SURPLUS: ZONING 100 ft | 336,977                           |
| 175 Actual Front Feet, 1.10 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 1,235,583 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 24.69 | 240  | 50     | 2,963      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,963      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2026

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2815 SF Floor Area = 2815 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 2,815 |          |            |
| Total:  |          |            |       | 407,272  | 403,199    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 1 | -4,567 | -4,521 |
|----------------|---|--------|--------|

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 9,503  | 9,408  |
| Water Well, 200 Feet | 1 | 10,774 | 10,666 |

Totals: 422,982 418,752

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,130,630  
 10% Completed => Est. True Cash Value 2026 = 113,063

2026 Est. T.C.V. 006-134-033-00 = 1,351,609

Est. TCV/Total Floor Area = 480.15, Most recent sale 09/13/2023 for 1,495,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 797,800                 | 797,800 | 797,800 | 797,800      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 35,500                  | 78,100  | 235,600 | 35,500       | 15,179         | 235,600 |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 675,800                 | 675,800 | 675,800 | 612,879      | 612,879        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-033-10   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | OFF S GLEN LAKE RD   |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

P189 P660 4-22-77 PRT OF GOVT LOT 4 COM AT SW COR TH E ALG S LN OF SD LOT 850 FT  
 TH N 434 FT FOR POB TH W 375 FT TH N 886 FT TH E 550 FT TH S 111 FT TH E 50 FT  
 TH S 775 FT TH W 225 FT TO POB SEC 34 T29N R14W CONT. 12.08 A.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value  |
|------------------|----------|-------|-------------|-------|------------|--------------|--------|--------|
| EXEMPT PARK LAND |          |       | 12.080      | Acres | 5,649      | 100          |        | 68,240 |
|                  |          | 12.08 | Total Acres |       | Total Est. | Land Value = |        | 68,240 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-134-033-10  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026                             | New  | Eq. Adjustment |
|                                  |      | Loss           |
|                                  |      | Additions      |
|                                  |      | Tax Adjustment |
|                                  |      | Losses         |
| 2026 Assessed                    | MBOR | S.E.V.         |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-134-034-00   | 2026 Est. T.C.V.    | RIVARD KURT A & SALLY B |
| Property Class: 401 |                     | 7658 S GLEN LAKE RD     |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L1162P31 parcel of land on the shore of Glen Lake in Lot No. 4, Section 34, Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, bounded as follows: Commencing at stake on shore of said lake at a point 69 feet West and 834 feet North of the meander corner at the East end of the South line of said Lot 4 and running thence West 350 feet; thence North 200 feet; thence East 345 feet to shore of Glen Lake; thence Southeasterly along shore of said lake to Place of Beginning.

FORMERLY DESCRIBED AS: PRT OF LOT 4 SEC 34 COM 69 FT W & 834 FT N OF MEANDER CORNER AT E END OF S LN SD LOT 4 & RUNNING TH W 350 FT TH N 200 FT TH E 345 FT TO SHR GLEN LAKE TH SELY ALG SHR SD LAKE TO POB SEC 34 T29N R14W 1 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 344.12 | 0.7594 | 1.4708 | 8000 | 100   |                        | 893,507   |
| INFERIOR 8000/                          | 99.00    | 334.12 | 0.7594 | 1.4621 | 8000 | 50    | SURPLUS: ZONING 100 ft | 439,685   |
| 199 Actual Front Feet, 1.55 Total Acres |          |        |        |        |      |       |                        |           |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 1,333,191 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 20.81 | 100  | 50     | 1,040      |
| Dock: Light posts                                   | 53.05 | 514  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.68  | 3000 | 50     | 5,520      |
| Wood Frame                                          | 49.36 | 48   | 50     | 1,184      |
| Wood Frame                                          | 33.23 | 180  | 50     | 2,990      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 10,734     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2846 SF Floor Area = 3003 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Basement    | 2,555  |          |            |
| 1 Story | Siding   | Crawl Space | 168    |          |            |
| 1 Story | Siding   | Crawl Space | 123    |          |            |
| 1 Story | Siding   | Overhang    | 157    |          |            |
|         |          |             | Total: | 542,095  | 460,779    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 2075 | 56,731 | 28,365 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| Separate Shower    | 1 | 2,720  | 2,312  |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,248 |
| Water Well, 100 Feet | 1 | 6,514  | 5,537 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 615 | 9,010 | 7,658 |
| Treated Wood | 268 | 5,229 | 4,445 |
| Treated Wood | 50  | 1,826 | 1,552 |

Parcel Number: 45-006-134-034-00

Page: 2

|                                                           |     |         |         |           |
|-----------------------------------------------------------|-----|---------|---------|-----------|
| Treated Wood                                              | 320 | 5,872   | 4,991   |           |
| Garages                                                   |     |         |         |           |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |           |
| Base Cost                                                 | 720 | 43,733  | 37,173  |           |
| Door Opener                                               | 2   | 1,343   | 1,142   |           |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |           |
| Basement Garage: 2 Car                                    | 1   | 4,455   | 3,787   |           |
| Door Opener                                               | 1   | 672     | 571     |           |
| Built-Ins                                                 |     |         |         |           |
| Appliance Allow.                                          | 1   | 3,976   | 3,380   |           |
| Fireplaces                                                |     |         |         |           |
| Interior 1 Story                                          | 2   | 13,835  | 11,760  |           |
| Local Cost Items                                          |     |         |         |           |
| GENERATOR                                                 | 1   | 1       | 1       | *97% Good |
| Totals:                                                   |     | 728,348 | 599,239 |           |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,617,945

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2006

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 672 SF Floor Area = 672 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories  | Exterior | Foundation | Size | Cost New | Depr. Cost |
|----------|----------|------------|------|----------|------------|
| 1+ Story | Siding   | Slab       | 672  |          |            |
| Total:   |          |            |      | 118,564  | 106,709    |

## Other Additions/Adjustments

|                  |  |     |         |         |  |
|------------------|--|-----|---------|---------|--|
| Porches          |  |     |         |         |  |
| CCP (1 Story)    |  | 112 | 4,299   | 3,869   |  |
| Deck             |  |     |         |         |  |
| Treated Wood     |  | 180 | 4,028   | 3,625   |  |
| Treated Wood     |  | 200 | 4,336   | 3,902   |  |
| Built-Ins        |  |     |         |         |  |
| Appliance Allow. |  | 1   | 3,976   | 3,578   |  |
| Totals:          |  |     | 135,203 | 121,683 |  |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 328,544

|                                                                               |                |           |              |                |             |  |
|-------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|-------------|--|
| 2026 Est. T.C.V. 006-134-034-00                                               |                |           |              |                | = 3,290,414 |  |
| Est. TCV/Total Floor Area = 895.35, Most recent sale 04/05/2013 for 1,150,000 |                |           |              |                |             |  |
| 2025 Assessed                                                                 | MBOR           | S.E.V.    | Base for Cap | IRM            |             |  |
| 1,520,000                                                                     | 1,520,000      | 1,520,000 | 710,007      | 2.70           |             |  |
| 2026 New                                                                      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses      |  |
| 0                                                                             | 125,200        | 0         | 0            | 19,170         | 0           |  |
| 2026 Assessed                                                                 | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT     |  |
| 1,645,200                                                                     | 1,645,200      | 1,645,200 | 729,177      | 729,177        | 641,676     |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-134-035-01   | 2026 Est. T.C.V.    | WORTHINGTON CYNTHIA K TRUST |
| Property Class: 401 |                     | 7682 S GLEN LAKE RD         |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

PART OF GOVERNMENT LOT 4, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE EAST, ALPNG THE SOUTH LINE OF SAID SECTION 34, 848.46 FEET (ALSO RECORDED AS 850.00 FEET); THENCE N00°00'38"W, 432.60 FEET (ALSO RECORDED AS NORTH, 432.70 FEET AND 434.00 FEET); THENCE EAST, 224.70 FEET (ALSO RECORDED AS 225.00 FEET); THENCE N00°02'12"W, 199.67 FEET (ALSO RECORDED AS N00°06'20"W, 200.00 FEET) FOR THE POINT OF BEGINNING; THENCE CONTINUING N00°02'12"W, 99.84 FEET (ALSO RECORDED AS N00°06'20"W, 100.00 FEET); THENCE EAST, 351.51 FEET (ALSO RECORDED AS 355.30 FEET AND 360.97 FEET) TO TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE S05°25'47"E, ALONG SAID TRAVERSE LINE, 100.29 FEET; THENCE WEST, 360.93 FEET (ALSO RECORDED AS 364.50 FEET AND 361.34 FEET) TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.816 ACRES OF LAND AND IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PART OF STATE HIGHWAY M-22 THAT LIES WITHIN IT. THE SIDELINES OF THE DESCRIBED PARCEL EXTEND EASTERLY TO THE ORDINARY HIGH WATER MARK OF GLEN LAKE WITH FULL RIPARIAN RIGHTS INCIDENT THERETO. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 12/10/2015 FROM 006-134-035-00;  
FORMERLY L327 P982/91 BEG AT PT 434 FT N & 35 FT W OF MEANDER COR AT E END S LINE SEC 34 TH W 380 FT TH N 300 FT TH E 355.3 FT TO SHORE GLEN LAKE TH SLY ALONG SHORE TO POB SEC 34 T29N R14W 2.53 A.

Split/Comb. on 12/10/2015 completed 12/10/2015 TIM SPLIT TO 3 PARCELS;  
Parent Parcel(s): 006-134-035-00;  
Child Parcel(s): 006-134-035-01, 006-134-035-10, 006-134-035-20;  
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Land Value Estimates for Land Table 4080.4080 BIG GLEN  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 100.00   | 355.45 | 1.0000 | 1.4803 | 8000       | 100   |              | 1,184,273 |
| 100 Actual Front Feet, 0.82 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,184,273 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1907

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1008 SF Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 768    |          |            |
| 1 Story | Siding   | Piers      | 240    |          |            |
|         |          |            | Total: | 96,019   | 57,610     |

Other Additions/Adjustments

## Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 3,190 | 1,914 |
|----------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,515 |
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 550 | 21,423 | 12,854 |
|----------------|-----|--------|--------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,982 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 136,684 | 82,009 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 221,425

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|                                                  |       |          |
|--------------------------------------------------|-------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1 STORY | Cls D | Blt 1914 |
|--------------------------------------------------|-------|----------|

(11) Heating System: Electric Baseboard

Ground Area = 446 SF Floor Area = 446 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Basement   | 446    |          |            |
|         |          |            | Total: | 69,072   | 41,442     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 604 |
|--------------------|---|-------|-----|

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 169 | 3,566 | 2,140 |
|-----|-----|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 75,284 | 45,169 |
|---------|--------|--------|

Notes: ORIGNIALLY THE BOATHOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 121,956

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-134-035-01 | = | 1,530,154 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1052.38

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 692,200                 | 692,200 | 692,200 | 153,220      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |
| 0                       | 72,900  | 0       | 0            | 4,136          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 765,100                 | 765,100 | 765,100 | 157,356      | 157,356        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-134-035-10   | 2026 Est. T.C.V.    | VAN EMMERIK R & WORTHINGTON V |
| Property Class: 401 |                     | S GLEN LAKE RD                |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

PART OF GOVERNMENT LOT 4, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, 848.46 FEET (ALSO RECORDED AS 850.00 FEET); THENCE N00°00'38"W, 432.60 FEET (ALSO RECORDED AS NORTH, 432.70 FEET AND 434.00 FEET); THENCE EAST, 224.70 FEET (ALSO RECORDED AS 225.00 FEET); THENCE N00°02'12"W (ALSO RECORDED AS N00°06'20"W), 99.83 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING N00°02'12"W (ALSO RECORDED AS N00°06'20"W), 99.84 FEET; THENCE EAST, 360.93 FEET (ALSO RECORDED AS 364.50 FEET AND 361.34 FEET) TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE S15°54'44"W, ALONG SAID TRAVERSE LINE, 103.82 FEET; THENCE WEST, 332.41 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.795 ACRES OF LAND AND IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PART OF STATE HIGHWAY M-22 THAT LIES WITHIN IT. THE SIDELINES OF THE DESCRIBED PARCEL EXTEND EASTERLY TO THE ORDINARY HIGH WATER MARK OF GLEN LAKE WITH FULL RIPARIAN RIGHTS INCIDENT THERETO. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 12/10/2015 FROM 006-134-035-00;  
FORMERLY PART OF 006-134-035-00 L327 P982/91 BEG AT PT 434 FT N & 35 FT W OF MEANDER COR AT E END S LINE SEC 34 TH W 380 FT TH N 300 FT TH E 355.3 FT TO SHORE GLEN LAKE TH SLY ALONG SHORE TO POB SEC 34 T29N R14W 2.53 A.

Split/Comb. on 12/10/2015 completed 12/10/2015 TIM SPLIT TO 3 PARCELS;  
Parent Parcel(s): 006-134-035-00;  
Child Parcel(s): 006-134-035-01, 006-134-035-10, 006-134-035-20;  
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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 100.00   | 346.30 | 1.0000 | 1.4726 | 8000       | 100   |              | 1,178,113 |
| 100 Actual Front Feet, 0.80 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,178,113 |

2026 Est. T.C.V. 006-134-035-10 = 1,178,113

Est. TCV/Total Floor Area = 810.26

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 515,400                 | 515,400 | 515,400   | 103,875        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 73,700  | 0         | 0              | 2,804       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 589,100                 | 589,100 | 589,100   | 106,679        | 106,679     | 0       |  |

45-006-134-035-20  
Property Class: 401  
Map #: 70

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

WORTHINGTON ANDREW N & JENNIFER F  
S GLEN LAKE RD  
GLEN ARBOR, MI 49636

PART OF GOVERNMENT LOT 4, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, 848.46 FEET (ALSO RECORDED AS 850.00 FEET); THENCE N00°00'38"W, 432.60 FEET (ALSO RECORDED AS NORTH, 432.70 FEET AND 434.00 FEET); THENCE EAST, 224.70 FEET (ALSO RECORDED AS 225.00 FEET) FOR THE POINT OF BEGINNING; THENCE N00°02'12"W (ALSO RECORDED AS N00°06'20"W), 99.83 FEET; THENCE EAST, 332.41 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE S05°25'44"E, ALONG SAID TRAVERSE LINE, 100.28 FEET; THENCE WEST, 341.83 FEET (ALSO RECORDED AS 342.99 FEET) TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.773 ACRES OF LAND AND IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PART OF STATE HIGHWAY M-22 THAT LIES WITHIN IT. THE SIDELINES OF THE DESCRIBED PARCEL EXTEND EASTERLY TO THE ORDINARY HIGH WATER MARK OF GLEN LAKE WITH FULL RIPARIAN RIGHTS INCIDENT THERETO. SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 12/10/2015 FROM 006-134-035-00;  
FORMERLY PART OF L327 P982/91 BEG AT PT 434 FT N & 35 FT W OF MEANDER COR AT E  
END S LINE SEC 34 TH W 380 FT TH N 300 FT TH E 355.3 FT TO SHORE GLEN LAKE TH  
SLY ALONG SHORE TO POB SEC 34 T29N R14W 2.53 A.

Split/Comb. on 12/10/2015 completed 12/10/2015 TIM SPLIT TO 3 PARCELS;  
Parent Parcel(s): 006-134-035-00;  
Child Parcel(s): 006-134-035-01, 006-134-035-10, 006-134-035-20;  
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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 100.00   | 336.72 | 1.0000 | 1.4644 | 8000       | 100   |              | 1,171,519 |
| 100 Actual Front Feet, 0.77 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,171,519 |

2026 Est. T.C.V. 006-134-035-20 = 1,171,519

Est. TCV/Total Floor Area = 805.72

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 512,500                 | 512,500 | 512,500 | 103,875      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 73,300  | 0       | 0            | 2,804          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 585,800                 | 585,800 | 585,800 | 106,679      | 106,679        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-036-00   | 2026 Est. T.C.V.    | RYCUS JEFFREY A ET AL |
| Property Class: 401 |                     | 7670 S GLEN LAKE RD   |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L268 P994 DC L777 P752/03 DC L806 P587/04 L870 P434/05 PRT GOVT LOT 4 SEC 34 COM  
 AT PT ON SHR GLEN LAKE 734 FT N & 59.7 FT W MEANDER COR AT E END OF S LN GOVT  
 LOT 4 TH W 355.3 FT TH N 100 FT TH E 346 FT TO SHR TH SELY ALG SHR TO POB  
 CONSISTING OF INTEREST TO JEFFREY A & JUDITH S RYCUS AND RONALD C & MARILYN J  
 HUGHES (AS TENANTS IN COMMON) SEC 34 T29N R14W 0.83 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|-----------|
| INFERIOR 8000/                          | 100.00   | 361.50 | 1.0000 | 1.4853 | 8000 | 100   |                         | 1,188,277 |
| 100 Actual Front Feet, 0.83 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 1,188,277 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 38.49    | 96   | 50     | 1,847      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,347      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1988

(11) Heating System: Heat Pump

Ground Area = 1634 SF Floor Area = 2451 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,634  |          |            |
|           |          |            | Total: | 403,725  | 343,165    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1624 | 44,400 | 22,200 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CSEP (1 Story) | 160 | 9,690 | 8,236 |
| WCP (1 Story)  | 24  | 2,119 | 1,801 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 169 | 3,862 | 3,283 |
| Treated Wood | 64  | 2,109 | 1,793 |
| Treated Wood | 98  | 2,641 | 2,245 |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 572 | 28,812 | 24,490 |
| Common Wall: 1 Wall | 1   | -2,606 | -2,215 |
| Door Opener         | 1   | 672    | 571    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Totals: 524,807 430,546

Notes:



Parcel Number: 45-006-134-036-00

Page: 2

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,162,474

2026 Est. T.C.V. 006-134-036-00 = 2,360,098

Est. TCV/Total Floor Area = 962.91, Most recent sale 09/06/2005 for 875,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,081,100     | 1,081,100      | 1,081,100 | 425,885      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 98,900         | 0         | 0            | 11,498         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,180,000     | 1,180,000      | 1,180,000 | 437,383      | 437,383        | 437,383 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-134-037-00   | 2026 Est. T.C.V.    | ASGHAR GLOBAL LLC    |
| Property Class: 401 |                     | 7842 S GLEN LAKE RD  |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L231 P12 L517 P999 L550 P385&386&387 L591 P116/01 L690 P203/02 L730 P944&965/03  
 S 1/2 OF FOLLOWING DESCR - PRT GOVT LOT 4 SEC 34 BEG AT PT 1490 FT M/L E ON SEC  
 LN FROM SW COR SD GOVT LOT 4 (SD POB BEING AT SE COR SD SEC) ON SHR GLEN LK TH W  
 ON SEC LN 640 FT TH N 200 FT TH E TO SHR GLEN LK TH SLY ALG SD SHR 200 FT M/L TO  
 POB CONSISTING OF INTEREST TO CADY FAMILY LLC & FRANCIS FAMILY LLC (AS TENANTS  
 IN COMMON) SEC 34 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 575.00      | 1.0000 | 1.6298 | 8000       | 100          |        | 1,303,856 |
| 100 Actual Front Feet, | 1.32     | Total Acres |        |        | Total Est. | Land Value = |        | 1,303,856 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 1800 | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 60   | 0      | 0          |
| D/W/P: 3.5 Concrete   | 7.73  | 140  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1557 SF Floor Area = 2482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,557 |          |            |
| 1 Story   | Siding   | Overhang   | 147   |          |            |
|           |          | Total:     |       | 399,936  | 299,950    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1071 | 29,281 | 21,961 |
|-----------------|------|--------|--------|

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 120 | 2,417 | 1,813 |
|--------------|-----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,916 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 4 | 26,863 | 20,147 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|                      |     |        |        |
|----------------------|-----|--------|--------|
| CCP (1 Story)        | 63  | 2,546  | 1,909  |
| WSEP (1 Story)       | 282 | 18,375 | 13,781 |
| Foundation: Basement | 282 | 8,217  | 6,163  |
| WPP                  | 294 | 7,021  | 5,266  |
| CCP (1 Story)        | 69  | 2,771  | 2,078  |

#### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 54  | 1,533 | 1,150 |
| Pine w/Roof (Roof portion) | 54  | 1,386 | 1,039 |
| Treated Wood               | 270 | 5,254 | 3,940 |

#### Garages

Parcel Number: 45-006-134-037-00

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Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,341 |
| Door Opener            | 2 | 1,343 | 1,007 |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 2,982 |
| Sauna            | 1 | 10,348 | 7,761 |

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 548,335 | 411,248 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,110,370

2026 Est. T.C.V. 006-134-037-00 = 2,419,226

Est. TCV/Total Floor Area = 974.71, Most recent sale 09/03/2021 for 1,325,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,105,000               | 1,105,000 | 1,105,000 | 575,613        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 104,600   | 0         | 15,541         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,209,600               | 1,209,600 | 1,209,600 | 591,154        | 591,154     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-134-037-50   | 2026 Est. T.C.V.    | GLEN LAKE VACATION PROPERTIES LLC |
| Property Class: 401 |                     | 7828 S GLEN LAKE RD               |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L493 P525-526 L507 P195 L547 P513/00 N 1/2 PARCEL OF LAND IN GOVT LOT 4 SEC 34  
 BEG PT 1490 FT M/L E ON SEC LN FROM SW COR OF GOVT LOT 4 SD POB BEG SE COR SD  
 SEC ON SHR GLEN LAKE RUNNING W ON SEC LN 640 FT TH N 200 FT TH E TO SHR GLEN  
 LAKE TH SLY ALG SHR 200 FT M/L TO POB SEC 34 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|--------------|--------|-----------|
| INFERIOR 8000/                          | 100.00   | 575.00 | 1.0000 | 1.6298 | 8000       | 100          |        | 1,303,856 |
| 100 Actual Front Feet, 1.32 Total Acres |          |        |        |        | Total Est. | Land Value = |        | 1,303,856 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 2600 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1545 SF Floor Area = 2318 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,545  |          |            |
|           |          |            | Total: | 381,702  | 305,362    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1468 | 40,135 | 32,108 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,110  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 494 | 11,520 | 9,216 |
|-----|-----|--------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 3,116 | 2,493 |
| Door Opener            | 1 | 672   | 538   |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 481,127 384,903

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,039,238

2026 Est. T.C.V. 006-134-037-50 = 2,348,094  
 Est. TCV/Total Floor Area = 1012.98, Most recent sale 10/29/2020 for 935,000

Parcel Number: 45-006-134-037-50

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,068,900     | 1,068,900      | 1,068,900 | 514,879      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 105,100        | 0         | 0            | 13,901         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,174,000     | 1,174,000      | 1,174,000 | 528,780      | 528,780        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-134-038-00   | 2026 Est. T.C.V.    | CDSG INVESTMENTS LLC & |
| Property Class: 401 |                     | 7800 S GLEN LAKE RD    |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1157P337 A parcel of land in Government Lot 4, Section 34, Town 29 North, Range 14 West, more fully described as follows: Commencing at a point 850 feet East and 200 feet North of the Southwest corner of Section 34, Town 29 North, Range 14 West for the point of beginning; running thence North 78 feet; thence East 606 feet, more or less, to the shore of Glen Lake; thence Southerly along the shore of Glen Lake 78 feet, more or less, to a point on the shore of said lake, 200 feet North of the South boundary line of said Section 34; thence West to the Point of Beginning.

L240 P657 L292 P969/88 L641 P213/02 L728 P95/03 BEG AT PT 850 FT E & 200 FT N FROM SW COR SEC 34 TH N 78 FT TH E 606 FT TO SHR GLEN LAKE TH SLY ALG SHR 78 FT TO PT ON SHR 200 FT N OF S LINE SEC 34 TH W TO BEG SEC 34 T29N R14W. 1.08 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|-----------------------------------|
| INFERIOR 8000/                         | 78.00    | 600.00 | 1.1045 | 1.6438 | 8000 | 100   |        | 1,132,878                         |
| 78 Actual Front Feet, 1.07 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 1,132,878 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 400  | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 10.45    | 600  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.68     | 1800 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 698 SF Floor Area = 1812 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 698    |          |            |
| 1 Story   | Siding   | Overhang   | 445    |          |            |
| 1 Story   | Siding   | Overhang   | 320    |          |            |
|           |          |            | Total: | 263,104  | 223,638    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 400 | 21,436 | 18,221 |
| Basement, Outside Entrance, Below Grade | 3   | 11,665 | 9,915  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 432 | 10,087 | 8,574 |
|-----|-----|--------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 146 | 3,505 | 2,979 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Parcel Number: 45-006-134-038-00

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|                     |     |         |         |
|---------------------|-----|---------|---------|
| Base Cost           | 480 | 27,850  | 23,672  |
| Common Wall: 1 Wall | 1   | -3,064  | -2,604  |
| Door Opener         | 1   | 672     | 571     |
| Built-Ins           |     |         |         |
| Appliance Allow.    | 1   | 3,976   | 3,380   |
| Fireplaces          |     |         |         |
| Interior 1 Story    | 1   | 6,917   | 5,879   |
| Direct-Vented Gas   | 1   | 4,399   | 3,739   |
| Totals:             |     | 378,170 | 321,444 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 867,899

|                                                                                |              |                       |
|--------------------------------------------------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-134-038-00                                                | =            | 2,005,777             |
| Est. TCV/Total Floor Area = 1106.94, Most recent sale 09/24/2021 for 1,250,000 |              |                       |
| 2025 Assessed MBOR S.E.V.                                                      | Base for Cap | IRM                   |
| 919,800 919,800 919,800                                                        | 449,783      | 2.70                  |
| 2026 New Eq. Adjustment Loss                                                   | Additions    | Tax Adjustment Losses |
| 0 83,100 0                                                                     | 0            | 12,144 0              |
| 2026 Assessed MBOR S.E.V.                                                      | Capped       | ->Taxable<- PRE/MBT   |
| 1,002,900 1,002,900 1,002,900                                                  | 461,927      | 461,927 0             |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-134-039-00   | 2026 Est. T.C.V.    | LITTLE GLEN SHACK LLC |
| Property Class: 401 |                     | 7751 S GLEN LAKE RD   |
| Map #: 70           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L291 P304/88 L298 P914/89 L307 P999/90 PRT OF GOVT LOT 4 COM AT PT 850 FT E &  
 356 FT N OF SW COR SEC AS POB TH N 78 FT TH E 606 FT M/L TO SHORE GLEN LK TH SLY  
 ALONG SHORE 78 FT M/L TO PT 356 FT DUE N OF S LOT LN TH W TO POB SEC 34 T29N  
 R14W 1.08 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|-----------------------------------|
| INFERIOR 8000/                          | 78.00    | 45.00  | 0.8370 | 0.9791 | 8000 | 100   |        | 511,427                           |
| INFERIOR 8000/                          | 78.00    | 558.14 | 0.8370 | 1.6201 | 8000 | 100   |        | 846,231                           |
| 156 Actual Front Feet, 1.08 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 1,357,658 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Picket, 12-24                          | 20.91    | 50   | 50     | 523        |
| Wood Frame                                          | 24.69    | 240  | 50     | 2,963      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,486      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 468 SF Floor Area = 741 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 468    |          |            |
| 1 Story    | Siding   | Overhang   | 156    |          |            |
|            |          |            | Total: | 118,566  | 77,068     |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 468 | 9,051 | 5,883 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781 | 1,808 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 528 | 9,557 | 6,212 |
| WPP | 144 | 4,058 | 2,638 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 166,483 108,215

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 292,181

|                                                                              |              |                       |
|------------------------------------------------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-134-039-00                                              | =            | 1,658,325             |
| Est. TCV/Total Floor Area = 2237.96, Most recent sale 12/10/2019 for 575,000 |              |                       |
| 2025 Assessed MBOR S.E.V.                                                    | Base for Cap | IRM                   |
| 738,100 738,100 738,100                                                      | 336,708      | 2.70                  |
| 2026 New Eq. Adjustment Loss                                                 | Additions    | Tax Adjustment Losses |



Parcel Number: 45-006-134-039-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 91,100  | 0       | 0       | 9,091       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 829,200       | 829,200 | 829,200 | 345,799 | 345,799     | 0       |

45-006-134-040-00  
Property Class: 401  
Map #: 70

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MARTH ROBERT D & JANET K  
7770 S GLEN LAKE RD  
GLEN ARBOR, MI 49636

L292 P757-759 L327 P713-716 L342 P486/92 PRT OF GOVT LOT 4 SEC 34 BEG AT PT 850  
FT E OF & 278 FT N OF SW COR SEC TH N 78 FT TH E 606 FT M/L TO SHORE GLEN LAKE  
TH SLY ON SHORE 78 FT M/L TO PT 278 FT N OF S LN SEC TH W TO POB SEC 34 T29N  
R14W 1.08 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/                         | 78.00    | 600.00 | 1.1045 | 1.6438 | 8000                    | 100   |        | 1,132,878 |
| 78 Actual Front Feet, 1.07 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,132,878 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 25.96    | 180  | 50     | 2,336      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,836      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Heat & Cool  
Ground Area = 1316 SF Floor Area = 1974 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,316  |          |            |
|           |          |            | Total: | 293,207  | 249,233    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1316 | 47,192 | 40,113 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,364  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 700 | 12,600 | 10,710 |
|-----|-----|--------|--------|

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 40 | 1,571 | 1,335 |
|--------------|----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 9,075 |
|------------------|---|--------|-------|

Totals: 390,498 331,930

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 896,211

2026 Est. T.C.V. 006-134-040-00 = 2,033,925

Est. TCV/Total Floor Area = 1030.36

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-134-040-00

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|               |                |           |           |                |         |
|---------------|----------------|-----------|-----------|----------------|---------|
| 926,500       | 926,500        | 926,500   | 231,070   | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
| 0             | 90,500         | 0         | 0         | 6,238          | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
| 1,017,000     | 1,017,000      | 1,017,000 | 237,308   | 237,308        | 237,308 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-136-001-00   | 2026 Est. T.C.V.    | RADLOFF TODD & KIMBERLY |
| Property Class: 401 |                     | 6889 S DUNNS FARM RD    |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L250 P502 ALL THAT PART OF SEC 36 LYING NE OF HWY 675 SEC 36 T29N R14W.

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \* TRIANGLE

| Description     | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value  |
|-----------------|----------|-------|-------------|--------|------------|-------|--------------|--------|
| A 100' @ 600/FF | 294.00   | 68.16 | 0.6856      | 0.4212 | 600        | 100   |              | 50,943 |
|                 |          | 0.46  | Total Acres |        | Total Est. |       | Land Value = | 50,943 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: 4in Concrete               | 6.60 | 500  | 50                | 1,650      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 1,650      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 1247 SF Floor Area = 1247 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,247  |          |            |
|         |          |             | Total: | 155,811  | 154,253    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 1,197 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 4,428 |
| Water Well, 150 Feet | 1 | 8,175 | 8,093 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,915 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 171,602 | 169,886 |
|---------|---------|---------|

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 373,749  
60% Completed => Est. True Cash Value 2026 = 224,250

2026 Est. T.C.V. 006-136-001-00 = 276,843

Est. TCV/Total Floor Area = 222.01, Most recent sale 09/08/2023 for 40,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 28,400        | 28,400     | 28,400  | 17,423       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 112,900       | -2,900     | 0       | 112,900      | 470            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 138,400       | 138,400    | 138,400 | 130,793      | 130,793        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-001-11   | 2026 Est. T.C.V.    | BROOKHAVEN LTD       |
| Property Class: 402 |                     | S BROOKS RD          |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

202009095 PART IN (SECTION 36 ONLY-AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)  
 A PARCEL OF LAND IN SECTION 36 TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP  
 LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE  
 NORTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 01 °18'26" WEST, 1261.23 FEET  
 ALONG THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE  
 CENTERLINE OF BROOKS ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG  
 SAID LINE SOUTH 01 °18'26" WEST, 173.60 FEET THENCE SOUTH 65°24'00" WEST, 12.15  
 FEET TO A TRAVERSE LINE ALONG THE SHORE OF BIG GLEN LAKE; THENCE ALONG SAID LINE  
 THE FOLLOWING TWO COURSES, NORTH 42°06'42" WEST, 76.88 FEET; THENCE NORTH  
 32°45'09" WEST, 66.05 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN LIBER 224  
 PAGE 26; THENCE ALONG SAID SOUTHERLY  
 LINE NORTH 57°09'26" EAST, 121.76 FEET TO THE POINT OF BEGINNING. CONTAINING  
 0.23 ACRES MORE OR LESS. TOGETHER WITH ALJ LANDS LYING BETWEEN THE SIDELINES OF  
 SAID PARCEL EXTENDED TO THE SHORE OF BIG GLEN LAKE WITH RIPARIAN RIGHTS OF  
 RECORD INCIDENT THERETO. SUBJECT TO THE RIGHT OF WAY OF BROOKS ROAD AS RECORDED  
 IN LIBER 564, PAGE 570 AND LIBER 564, PAGE 573.  
 BOUNDARY LINE ADJUSTMENT ON 08/11/2020 FORMERLY 006-136-001-10;

Split/Comb. on 08/11/2020 completed 08/11/2020 TIM ;  
 Parent Parcel(s): 006-136-001-10;  
 Child Parcel(s): 006-136-001-11;

-----  
 PART OF 006-031-035-10 FOR ZONING BUT EXISTING IN SECTION 136

Land Value Estimates for Land Table 4080.4080 BIG GLEN

| Description                            | Frontage | Depth  | * Factors * |        | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|-------------|--------|------|-------|-------------------------|---------|
|                                        |          |        | Front       | Depth  |      |       |                         |         |
| INFERIOR 8000/                         | 56.00    | 169.64 | 1.2610      | 1.2768 | 8000 | 100   |                         | 721,300 |
| 56 Actual Front Feet, 0.22 Total Acres |          |        |             |        |      |       | Total Est. Land Value = | 721,300 |

|                                                                       |                |         |          |
|-----------------------------------------------------------------------|----------------|---------|----------|
| 2026 Est. T.C.V.                                                      | 006-136-001-11 | =       | 721,300  |
| Est. TCV/Total Floor Area = 578.43, Most recent sale 08/14/1989 for 0 |                |         |          |
| 2025 Assessed                                                         | MBOR           | S.E.V.  |          |
| 315,600                                                               | 315,600        | 315,600 |          |
|                                                                       |                |         | 493 2.70 |
| 2026 New Eq. Adjustment                                               |                | Loss    |          |
| 0                                                                     | 45,100         | 0       |          |
| 2026 Assessed                                                         | MBOR           | S.E.V.  |          |
| 360,700                                                               | 360,700        | 360,700 |          |
|                                                                       |                |         | 506 506  |
|                                                                       |                |         | 0        |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-136-002-00   | 2026 Est. T.C.V.    | GLENNON LECOMTE MI LLC |
| Property Class: 401 |                     | 6920 S BROOKS RD       |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L356 P974-976 L436 P287/96 PRT GOVT LOT 1 SEC 36 COM AT NE SEC COR TH S 02 DEG 45' E 273.78 FT ALG E LN E LN TH S 55 DEG 01' W 39.02 FT FOR POB TH S 02 DEG 45' E ALG WLY R/W RD 161.96 FT TH S 55 DEG 01' 00" W 588.55 FT TO SHORE GLEN LAKE TH N 28 DEG 14' 00" W ALG SHORE 135.47 FT TH N 55 DEG 01' E 702.75 FT TO POB SEC 36 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|-----------------------------------|
| INFERIOR 8000/                          | 135.47   | 650.00 | 0.8857 | 1.6703 | 8000 | 100   |        | 1,603,188                         |
| 135 Actual Front Feet, 2.02 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 1,603,188 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B 10 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 3885 SF Floor Area = 7417 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|---------|----------|-------------|-------|-----------|------------|
| 2 Story | Siding   | Crawl Space | 3,532 |           |            |
| 1 Story | Siding   | Crawl Space | 353   |           |            |
| Total:  |          |             |       | 1,289,329 | 902,563    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 2 | 20,550 | 14,385 |
|----------------|---|--------|--------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,208 |
| Water Well, 100 Feet | 1 | 6,941 | 4,859 |

##### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 48   | 4,543  | 3,180  |
| WCP (1 Story) | 280  | 15,431 | 10,802 |
| WPP           | 1476 | 34,391 | 24,074 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 120 | 3,199 | 2,239 |
| Treated Wood | 60  | 2,122 | 1,485 |
| Treated Wood | 152 | 3,748 | 2,624 |
| Treated Wood | 105 | 2,893 | 2,025 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 352 | 31,515 | 22,060 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,509 |
| Door Opener         | 1   | 752    | 526    |

##### Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 6,850  | 4,795  |
| Jacuzzi Tub      | 1 | 14,405 | 10,083 |

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 8,250 |
|------------------|---|--------|-------|

Totals: 1,450,882 1,015,649

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,742,252

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2026 Est. T.C.V. 006-136-002-00 = 4,350,440  
 Est. TCV/Total Floor Area = 586.55, Most recent sale 12/23/1996 for 0

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 2,005,900     | 2,005,900 | 2,005,900      | 831,759      | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 169,300        | 0            | 0           | 22,457         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 2,175,200     | 2,175,200 | 2,175,200      | 854,216      | 854,216     | 0              |        |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-002-10   | 2026 Est. T.C.V.    | BEAM RENEE E TRUST   |
| Property Class: 401 |                     | 6942 S BROOKS RD     |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L207 P486 L348 P518 L366 P827/93 DC L466 P939 L499 P199/99 65 FT TAKEN BY PAR  
 LINES OFF OF THE SELY BOUNDARY OF A PARCEL IN GOVT LOT 1 SEC 36 COM AT NE SEC  
 COR TH S 2 DEG 45' E ALG E SEC LN 273.78 FT FOR POB TH CONT S 2 DEG 45' E ALG  
 SEC LN 70.62 FT TH S ALG SD SEC LN 290.71 FT TH S 55 DEG 01' W 533.55 FT TO  
 SHORE GLEN LAKE TH N 28 DEG 14' W ALG SD SHORE 300 FT THN 55 DEG 01' E 702.75 FT  
 TO POB SEC 36 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/        | 65.00    | 531.00      | 1.1880 | 1.6041 | 8000       | 100   |              | 990,975 |
| 65 Actual Front Feet, | 0.79     | Total Acres |        |        | Total Est. |       | Land Value = | 990,975 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 53.05 | 1344 | 50     | 35,649     |
| D/W/P: 3.5 Concrete   | 7.73  | 499  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 8876 | 0      | 0          |
| D/W/P: Patio Blocks   | 19.22 | 337  | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 379  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00  | 1    | 100    | 5,000      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 52,649     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1523 SF Floor Area = 2931 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,523 |          |            |
| 1 Story    | Siding   | Overhang   | 266   |          |            |
|            |          | Total:     |       | 455,403  | 346,105    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1233 | 33,710 | 16,855 |
| Exterior                                |      |        |        |
| Stone Veneer                            | 210  | 9,626  | 7,316  |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 2,955  |
| Plumbing                                |      |        |        |
| Average Fixture(s)                      | 1    | 2,136  | 1,623  |
| 3 Fixture Bath                          | 3    | 20,147 | 15,312 |
| Water/Sewer                             |      |        |        |
| 1000 Gal Septic                         | 1    | 5,541  | 4,211  |
| Water Well, 100 Feet                    | 1    | 6,514  | 4,951  |
| Porches                                 |      |        |        |
| WCP (1 Story)                           | 153  | 9,255  | 7,034  |
| WPP                                     | 216  | 6,417  | 4,877  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 536 | 35,462 | 26,951 |
| Door Opener | 2   | 1,343  | 1,021  |



Parcel Number: 45-006-136-002-10

Page: 2

## Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 3,022 |
| Jacuzzi Tub      | 1 | 11,893 | 9,039 |

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,860 |
|------------------|---|--------|-------|

## Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 615,654 459,133

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,239,659

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 0 SF Floor Area = 892 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 60   |          |            |
| 1 Story | Siding   | Overhang   | 832  |          |            |
| Total:  |          |            |      | 95,167   | 72,327     |

## Other Additions/Adjustments

## Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 170 | 7,793 | 5,923 |
|--------------|-----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,955 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,623 |
|--------------------|---|-------|-------|

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 37 | 2,020 | 1,535 |
|--------------|----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 832 | 48,422 | 36,801 |
| Common Wall: 2 Wall | 1   | -6,121 | -4,652 |
| Door Opener         | 2   | 1,343  | 1,021  |

## Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
| GENERATOR          | 1 | 1 | 1 | *100% Good |

Totals: 154,650 117,535

Notes: 6940 S BR00KS RD

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 317,345

2026 Est. T.C.V. 006-136-002-10 = 2,600,628

Est. TCV/Total Floor Area = 680.26, Most recent sale 07/17/1993 for 300,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,209,900     | 1,209,900      | 1,209,900 | 475,478      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 90,400         | 0         | 0            | 12,837         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,300,300     | 1,300,300      | 1,300,300 | 488,315      | 488,315        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-002-20   | 2026 Est. T.C.V.    | LASAJU LLC           |
| Property Class: 401 |                     | 6928 S BROOKS RD     |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L211 P43 L303 P367/89 L574 P324/01 L808 P692/04 PRT GOVT LOT 1 SEC 36 COM AT NE  
 SEC COR TH S 02 DEG 45' E 273.78 FT ALG E LN TH S 55 DEG 01' W 39.02 FT TH S 02  
 DEG 45' E 49 FT ALG WLY R/W LN CO RD 675 TH S 112.96 FT ALG SD R/W FOR POB TH  
 CONT S 120.64 FT ALG SD R/W LN TH S 55 DEG 01' W 531.08 FT TO TRAVERSE LN ALG  
 SHORE GLEN LAKE TH N 28 DEG 14' W 99.53 FT ALG SD TRAVERSE LN TH N 55 DEG 01' E  
 588.55 FT TO POB SEC 36 T29N R14W 1.27 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|------|-------|--------|-----------------------------------|
| INFERIOR 8000/                         | 99.00    | 545.00 | 1.0040 | 1.6124 | 8000 | 100   |        | 1,282,202                         |
| 99 Actual Front Feet, 1.24 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 1,282,202 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 47.90 | 864  | 50     | 20,693     |
| D/W/P: Crushed Rock | 2.31  | 3000 | 0      | 0          |
| D/W/P: Patio Blocks | 15.89 | 144  | 0      | 0          |
| Wood Frame          | 27.88 | 135  | 50     | 1,882      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 34,575     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 3258 SF Floor Area = 3258 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 3,258 |          |            |
| Total:  |          |            |       | 507,198  | 329,641    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 50  | 3,322  | 2,159  |
| WCP (1 Story)  | 284 | 10,380 | 6,747  |
| WGEP (1 Story) | 312 | 22,168 | 14,409 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 412 | 6,534 | 4,247 |
| Treated Wood | 547 | 7,871 | 5,116 |
| Treated Wood | 150 | 3,365 | 2,187 |
| Treated Wood | 240 | 4,591 | 2,984 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 108 | 4,811 | 3,127 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -2,640 | -1,716 |
| Door Opener         | 2    | 1,075  | 699    |
| Base Cost           | 1122 | 48,527 | 31,543 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 647,697 | 420,965 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,136,606

2026 Est. T.C.V. 006-136-002-20

= 2,453,383

Est. TCV/Total Floor Area = 753.03, Most recent sale 05/27/2004 for 0

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,117,000     | 1,117,000      | 1,117,000 | 795,064      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 109,700        | 0         | 0            | 21,466         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,226,700     | 1,226,700      | 1,226,700 | 816,530      | 816,530        | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-136-003-00   | 2026 Est. T.C.V.    | SMITH ERNEST H 1996 DECLARATION |
| Property Class: 401 |                     | 7224 S BROOKS RD                |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664            |

L270 P817 L434 P749/96 L915 P476/06 BEG 1017.96 FT S OF NW COR OF SEC 31 T29N  
 R13W TH S 121.21 FT TH S 55 DEG 1' W 129.38 FT TO SHR GLEN LAKE TH N 28 DEG 14' W  
 100 FT ALG SHR TH N 55 DEG 1' E 187.12 FT TO POB SEC 36 T29N R14W .36A

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------|
| INFERIOR 8000/                          | 100.00   | 150.00 | 1.0000 | 1.2457 | 8000 | 100   |        | 996,585 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |        |        |      |       |        | 996,585 |
| Total Est. Land Value =                 |          |        |        |        |      |       |        | 996,585 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Dock: Light posts                                   | 47.90     | 928  | 50     | 22,225     |
| D/W/P: Crushed Rock                                 | 2.31      | 1000 | 0      | 0          |
| D/W/P: Patio Blocks                                 | 15.89     | 144  | 0      | 0          |
| <b>Residential Local Cost Land Improvements</b>     |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 34,225     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1955

(11) Heating System: Electric Baseboard  
 Ground Area = 1671 SF Floor Area = 1974 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size          | Cost New       | Depr. Cost     |
|------------|----------|-------------|---------------|----------------|----------------|
| 1.25 Story | Siding   | Slab        | 1,211         |                |                |
| 1+ Story   | Siding   | Crawl Space | 460           |                |                |
|            |          |             | <b>Total:</b> | <b>269,245</b> | <b>174,998</b> |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 146 | 10,716 | 6,965 |
| WPP            | 607 | 10,962 | 7,125 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 617 | 25,568 | 16,619 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 5,338 | 3,470 |
| Direct-Vented Gas | 1 | 3,022 | 1,964 |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

**Totals: 349,369 227,078**

Notes:

Parcel Number: 45-006-136-003-00

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ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 613,111

|                                    |              |                |
|------------------------------------|--------------|----------------|
| 2026 Est. T.C.V. 006-136-003-00    | =            | 1,643,921      |
| Est. TCV/Total Floor Area = 832.79 |              |                |
| 2025 Assessed                      | MBOR         | S.E.V.         |
| 745,800                            | 745,800      | 745,800        |
| 2026 New Eq. Adjustment            | Loss         |                |
| 0                                  | 76,200       | 0              |
| 2026 Assessed                      | MBOR         | S.E.V.         |
| 822,000                            | 822,000      | 822,000        |
|                                    | Base for Cap | IRM            |
|                                    | 265,966      | 2.70           |
|                                    | Additions    | Tax Adjustment |
|                                    | 0            | 7,181          |
|                                    | Capped       | ->Taxable<-    |
|                                    | 273,147      | 273,147        |
|                                    |              | Losses         |
|                                    |              | 0              |
|                                    |              | PRE/MBT        |
|                                    |              | 273,147        |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-136-004-00   | 2026 Est. T.C.V.    | LITTLE WOMEN ENTERPRISES LLC |
| Property Class: 401 |                     | 7242 S BROOKS RD             |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L224 P26 L299 P567 & 568/89 L302 P209/89 PRT GOVT LOT 1 SEC 36 COM AT NW COR SEC 31 TH DUE S 1139.16 FT TO POB TH S 122 FT TH S 55 DEG 01' W 56.46 FT TH N 36 DEG 43' W 100 FT TH N 55 DEG 01' E 129.38 FT TO POB TH ELY 33 FT OF ABOVE PAR IS RESERVED FOR COUNTY ROAD EASEMENT SEC 36 T29N R14W .2 A M/L.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| INFERIOR 8000/         | 107.33   | 83.50       | 0.9721 | 1.1080 | 8000                    | 100   |        | 924,856 |
| 100 Actual Front Feet, | 0.21     | Total Acres |        |        | Total Est. Land Value = |       |        | 924,856 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1915

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 747 SF Floor Area = 747 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 747    |          |            |
|         |          |             | Total: | 114,054  | 74,145     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 331 | 18,271 | 11,876 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 702 | 9,119 | 5,927 |
|--------------|-----|-------|-------|

Totals: 159,447 103,651

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 279,858

2026 Est. T.C.V. 006-136-004-00 = 1,207,214

Est. TCV/Total Floor Area = 1616.08, Most recent sale 08/22/2023 for 1,397,500

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 541,600                 | 541,600 | 541,600   | 450,547        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 62,000  | 0         | 12,164         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 603,600                 | 603,600 | 603,600   | 462,711        | 462,711     | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-136-005-00   | 2026 Est. T.C.V.    | MATHES JOSEPH & LORRAINE |
| Property Class: 401 |                     | 7152 S BROOKS RD         |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L269 P804 L647 P171/02 PRT GOVT LOT 1 SEC 36 COM NE COR TH S 02 DEG 45'E 877.52' TO POB TH S 02 DEG 45' E 121.21' TH S 55 DEG 01' W 360.34' TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SHR 100' TH N 55 DEG 01' E 418.07' TO POB SEC 36 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 380.00      | 1.0000 | 1.5002 | 8000       | 100          |        | 1,200,197 |
| 100 Actual Front Feet, | 0.87     | Total Acres |        |        | Total Est. | Land Value = |        | 1,200,197 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 28.51 | 120  | 50     | 1,710      |
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value |
|-----------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements |          |      |        | 8,026      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1472 SF Floor Area = 1856 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 768  |          |            |
| 1 Story   | Siding   | Crawl Space | 320  |          |            |
| 1 Story   | Siding   | Basement    | 384  |          |            |
|           |          | Total:      |      | 268,217  | 174,332    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,808 |
|-----------------------------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 322 | 5,564 | 3,617 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 672  | 9,072  | 8,256  |
| Door Opener         | 2    | 1,075  | 978    |
| Base Cost           | 1344 | 43,236 | 39,345 |

\*91% Good

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

#### Breezeways

|            |     |        |       |
|------------|-----|--------|-------|
| Frame Wall | 192 | 13,215 | 8,590 |
|------------|-----|--------|-------|

Totals: 361,894 249,104

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 672,581

2026 Est. T.C.V. 006-136-005-00

= 1,880,804

Est. TCV/Total Floor Area = 1013.36



Parcel Number: 45-006-136-005-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 852,800  | 852,800        | 852,800 | 332,356      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 87,600         | 0       | 0            | 8,973          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 940,400  | 940,400        | 940,400 | 341,329      | 341,329        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-136-006-00   | 2026 Est. T.C.V.    | STEWART EDWARD T TRUST |
| Property Class: 401 |                     | 7158 S BROOKS RD       |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L157 P439 L382 P542 L655 P524&526/02 PRT OF FRL SEC 36 COM NE SEC COR TH S 2 DEG 45' E 344.4 FT TH S 654.33 FT TO POB TH S 181.815 FT TH S 55 DEG 01' W 273.73 FT TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SHR 150 FT TH N 55 DEG 01' E 360.34 FT TO POB SEC 36 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 150.00   | 325.00      | 0.8503 | 1.4541 | 8000       | 100   |              | 1,483,636 |
| 150 Actual Front Feet, | 1.12     | Total Acres |        |        | Total Est. |       | Land Value = | 1,483,636 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| Wood Frame                               | 29.26    | 80   | 50                | 1,170      |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100               | 2,500      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 3,670      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1957

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1265 SF Floor Area = 1265 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,265  |          |            |
|         |          |             | Total: | 192,007  | 124,795    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 960 | 35,232 | 22,901 |
| Storage Over Garage | 960 | 12,960 | 8,424  |
| Door Opener         | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 267,202 173,673

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 468,917

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1957

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF Floor Area = 352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

Parcel Number: 45-006-136-006-00

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|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Overhang   | 352    |          |            |
|         |          |            | Total: | 28,241   | 16,945     |

Other Additions/Adjustments

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 2,704 | 1,622 |
|------------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 30,945 | 18,567 |
|---------|--------|--------|

Notes: BOAT HOUSE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 50,131

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-136-006-00 | = | 2,006,354 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1240.79

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 902,800       | 902,800        | 902,800   | 342,276      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 100,400        | 0         | 0            | 9,241          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,003,200     | 1,003,200      | 1,003,200 | 351,517      | 351,517        | 351,517 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-007-00   | 2026 Est. T.C.V.    | SCHIFF JULIA R       |
| Property Class: 401 |                     | 7194 S BROOKS RD     |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

DC L572 P710 L572 P711/01 L586 P376 L590 P154/01 L744 P463 L746 P98/03 PRT OF  
 FRL SEC 36 COM NE COR SD SEC TH S 2 DEG 45' E ALG E LN SD SEC 344.40 FT TH DUE S  
 ALG SD SEC LN 836.15 FT TO POB TH CONT DUE S ALG SD SEC LN 181.815 FT TH S 55  
 DEG 01' W 187.12 FT TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SD SHR 150 FT TH N 55  
 DEG 01' E 273.73 FT TO POB SEC 36 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 160.61   | 206.50      | 0.8274 | 1.3280 | 8000       | 100   |              | 1,411,686 |
| 150 Actual Front Feet, | 0.79     | Total Acres |        |        | Total Est. |       | Land Value = | 1,411,686 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Wood Frame                               | 35.90    | 63   | 50     | 1,131                   |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1    | 100    | 1,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,631 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1392 SF Floor Area = 1392 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,392  |          |            |
|         |          |             | Total: | 199,843  | 139,921    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 600 | 8,364 | 5,855 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 640 | 26,253 | 18,377 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -924   |
| Door Opener           | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

Totals: 256,918 179,874

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 485,660

|                             |                |                                 |              |
|-----------------------------|----------------|---------------------------------|--------------|
| 2026 Est. T.C.V.            | 006-136-007-00 | =                               | 1,899,977    |
| Est. TCV/Total Floor Area = | 1364.93,       | Most recent sale 12/17/2024 for | 1,875,000    |
| 2025 Assessed               | MBOR           | S.E.V.                          | Base for Cap |
| 852,700                     | 852,700        | 852,700                         | 852,700      |
|                             |                |                                 | 2.70         |

Parcel Number: 45-006-136-007-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 97,300         | 0       | 0         | 23,022         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 950,000  | 950,000        | 950,000 | 875,722   | 875,722        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-136-008-00   | 2026 Est. T.C.V.    | LISTECKI ROBERT E & LYN M |
| Property Class: 401 |                     | 7140 S BROOKS RD          |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L364 P513/93 LAND IN GOVT LOT 1 SEC 36 COM AT NE COR TH S 2 DEG 45' E 756.31 FT  
 TO POB TH S 2 DEG 45' E 121.20 FT TH S 55 DEG 01' W 418.07 FT TO SHR GLEN LAKE  
 TH N 28 DEG 14' W ALG SHORE 100 FT TH N 55 DEG 01' E 475.81 FT TO POB SEC 36  
 T29N R14W

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| INFERIOR 8000/                          | 100.00   | 450.00 | 1.0000 | 1.5518 | 8000                    | 100   |        | 1,241,476 |
| 100 Actual Front Feet, 1.03 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,241,476 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                      |          |   |     |       |
|----------------------|----------|---|-----|-------|
| LAND IMPROVEMENTS 25 | 2,500.00 | 1 | 100 | 2,500 |
|----------------------|----------|---|-----|-------|

|                                                     |  |  |  |       |
|-----------------------------------------------------|--|--|--|-------|
| Total Estimated Land Improvements True Cash Value = |  |  |  | 2,500 |
|-----------------------------------------------------|--|--|--|-------|

Cost Est. for Res. Bldg: 1 A-Frame A-FRAME Cls Good Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = 1520 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 800    |          |            |
| 1 Story   | Siding   | Crawl Space | 720    |          |            |
|           |          |             | Total: | 197,971  | 118,790    |

Other Additions/Adjustments

Exterior

|              |    |     |     |
|--------------|----|-----|-----|
| Brick Veneer | 24 | 405 | 243 |
|--------------|----|-----|-----|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 2,740 |
|----------------|---|-------|-------|

Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 2,869 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |
|----------------------|---|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 551 | 7,907 | 4,744 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 744 | 26,308 | 15,785 |
|-----------|-----|--------|--------|

|                       |   |        |      |
|-----------------------|---|--------|------|
| Common Wall: 1/2 Wall | 1 | -1,087 | -652 |
|-----------------------|---|--------|------|

|             |   |       |     |
|-------------|---|-------|-----|
| Door Opener | 2 | 1,075 | 645 |
|-------------|---|-------|-----|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 5,876 | 3,526 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 256,711 | 154,034 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 415,892

2026 Est. T.C.V. 006-136-008-00

= 1,659,868

Est. TCV/Total Floor Area = 864.51

Parcel Number: 45-006-136-008-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 757,300  | 757,300        | 757,300 | 306,956      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 72,600         | 0       | 0            | 8,287          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 829,900  | 829,900        | 829,900 | 315,243      | 315,243        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-009-00   | 2026 Est. T.C.V.    | RFGII PROPERTIES LLC |
| Property Class: 401 |                     | 7044 S BROOKS RD     |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L356 P972-973 L436 P289 L514 P950/99 PRT GOVT LOT 1 SEC 36 COM NE COR TH S 2 DEG 45' E 635.11 FT TO POB TH S 2 DEG 45' E 121.2 FT TH S 55 DEG 01' W 475.81 FT TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SHR 100 FT TH N 55 DEG 01' E 533.55 FT TO POB SEC 36 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 100.00   | 500.00 | 1.0000 | 1.5849 | 8000       | 100   |              | 1,267,915 |
| 100 Actual Front Feet, 1.15 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,267,915 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 720  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.53     | 3200 | 0      | 0          |
| Fencing: Wire Mesh, #9                              | 4.05     | 500  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| BOAT HOIST                                          | 2,000.00 | 1    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 4000 SF Floor Area = 5000 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 4,000  |          |            |
|            |          |            | Total: | 809,743  | 647,794    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 2500 | 68,350 | 54,680 |
| Basement, Outside Entrance, Below Grade | 3    | 11,665 | 9,332  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 6 | 40,295 | 32,236 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 5,541  | 4,433 |
| 2000 Gal Septic      | 1 | 10,880 | 8,704 |
| Water Well, 100 Feet | 1 | 6,514  | 5,211 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 564 | 13,130 | 10,504 |
| WCP (1 Story) | 119 | 7,573  | 6,058  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 465 | 7,496 | 5,997 |
| Treated Wood | 35  | 1,544 | 1,235 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 835  | 14,746 | 11,797 |
| Door Opener         | 4    | 2,686  | 2,149  |
| Base Cost           | 1199 | 65,585 | 52,468 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|



Parcel Number: 45-006-136-009-00

Page: 2

|                  |   |           |         |
|------------------|---|-----------|---------|
| Jacuzzi Tub      | 1 | 11,893    | 9,514   |
| Sauna            | 1 | 10,348    | 8,278   |
| Fireplaces       |   |           |         |
| Exterior 2 Story | 1 | 10,342    | 8,274   |
| Heat Circulator  | 1 | 927       | 742     |
| Totals:          |   | 1,109,870 | 887,896 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,397,319

|                                                                       |           |           |                |             |         |           |  |
|-----------------------------------------------------------------------|-----------|-----------|----------------|-------------|---------|-----------|--|
| 2026 Est. T.C.V. 006-136-009-00                                       |           |           |                |             | =       | 3,667,734 |  |
| Est. TCV/Total Floor Area = 733.55, Most recent sale 12/23/1996 for 0 |           |           |                |             |         |           |  |
| 2025 Assessed                                                         | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |           |  |
| 1,703,600                                                             | 1,703,600 | 1,703,600 | 882,222        | 2.70        |         |           |  |
| 2026 New Eq. Adjustment                                               | Loss      | Additions | Tax Adjustment | Losses      |         |           |  |
| 0                                                                     | 130,300   | 0         | 23,819         | 0           |         |           |  |
| 2026 Assessed                                                         | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |           |  |
| 1,833,900                                                             | 1,833,900 | 1,833,900 | 906,041        | 906,041     | 0       |           |  |

45-006-136-010-02  
Property Class: 401  
Map #: 11

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

LASCH RICHARD TRUST  
6886 S DUNNS FARM RD  
MAPLE CITY, MI 49664

SURVEY PARCEL A: PART OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°25'14" EAST, ALONG THE EAST LINE OF SAID SECTION, 273.67 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675 AND THE POINT OF BEGINNING;  
THENCE SOUTH 56°19'45" WEST, 218.00 FEET; THENCE NORTH 33°40'15" WEST, 129.50 FEET; THENCE SOUTH 56°15'45" WEST, 465.04 FEET, TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 25°14'32" WEST, ALONG SAID TRAVERSE LINE, 202.09 FEET; THENCE NORTH 56°19'45" EAST, 567.87 FEET, TO THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675; THENCE SOUTH 47°00'34" EAST, ALONG SAID RIGHT-OF-WAY LINE, 84.46 FEET; THENCE SOUTH 48°37'52" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE 255.91 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.51 ACRES AND INCLUDES ALL LAND BETWEEN THE SIDELINES OF SAID PARCEL AND THE WATER'S EDGE OF GLEN LAKE, WITH RIPARIAN RIGHTS THERETO.

SUBJECT TO AND TOGETHER WITH A 25 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, BEING PART OF SECTION 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, THE CENTERLINE OF SAID EASEMENT BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°25'14" EAST, ALONG THE EAST LINE OF SAID SECTION, 273.67 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 119.88 FEET, TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE SOUTH 56°41'43" WEST, 187.05 FEET, TO THE POINT OF ENDING. THE SIDELINES OF SAID EASEMENT SHORTEN OR EXTEND TO BEGIN AT THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 675, AND TERMINATE AT A THE NORTH LINE OF "PARCEL B".  
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.  
SPLIT ON 09/27/2021 FROM 006-136-010-01;

Split/Comb. on 09/27/2021 completed 09/27/2021 TIM ;  
Parent Parcel(s): 006-136-010-01;  
Child Parcel(s): 006-136-010-02, 006-136-010-03;  
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Land Value Estimates for Land Table 4080.4080 BIG GLEN  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|-----------|
| INFERIOR 8000/                          | 202.09   | 756.57 | 0.7547 | 1.7218 | 8000 | 100   |                         | 2,100,840 |
| 202 Actual Front Feet, 3.51 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 2,100,840 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 11.81 | 5460 | 80     | 51,586     |
| D/W/P: Asphalt Paving                               | 4.01  | 5000 | 50     | 10,025     |
| Wood Frame                                          | 34.26 | 360  | 97     | 11,964     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 73,575     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2024

(11) Heating System: Forced Heat & Cool  
Ground Area = 3957 SF Floor Area = 7546 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 3,957 |          |            |
| 1 Story    | Siding   | Overhang    | 621   |          |            |

|                                                          |        |           |           |
|----------------------------------------------------------|--------|-----------|-----------|
|                                                          | Total: | 1,171,065 | 1,147,643 |
| Other Additions/Adjustments                              |        |           |           |
| Exterior                                                 |        |           |           |
| Stone Veneer                                             | 400    | 20,332    | 19,925    |
| Basement, Outside Entrance, Above Grade                  | 4      | 11,639    | 11,406    |
| Plumbing                                                 |        |           |           |
| Average Fixture(s)                                       | 1      | 3,257     | 3,192     |
| 3 Fixture Bath                                           | 6      | 61,651    | 60,418    |
| 2 Fixture Bath                                           | 3      | 20,550    | 20,139    |
| Separate Shower                                          | 1      | 3,123     | 3,061     |
| Water/Sewer                                              |        |           |           |
| 1000 Gal Septic                                          | 1      | 6,011     | 5,891     |
| 2000 Gal Septic                                          | 1      | 11,719    | 11,485    |
| Water Well, 100 Feet                                     | 1      | 6,941     | 6,802     |
| Porches                                                  |        |           |           |
| CCP (1 Story)                                            | 587    | 22,558    | 22,107    |
| CPP                                                      | 57     | 1,873     | 1,836     |
| CSEP (1 Story)                                           | 278    | 17,208    | 16,864    |
| CSEP (1 Story)                                           | 208    | 13,626    | 13,353    |
| Foundation: Basement                                     | 208    | 6,793     | 6,657     |
| WPP                                                      | 1444   | 33,645    | 32,972    |
| Balcony                                                  |        |           |           |
| Wood Balcony                                             | 349    | 21,209    | 20,785    |
| Garages                                                  |        |           |           |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |        |           |           |
| Common Wall: 1 Wall                                      | 1      | -3,584    | -3,512    |
| Door Opener                                              | 3      | 2,257     | 2,212     |
| Base Cost                                                | 1152   | 72,564    | 71,113    |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |        |           |           |
| Storage Over Garage                                      | 947    | 20,162    | 19,759    |
| Door Opener                                              | 3      | 2,257     | 2,212     |
| Base Cost                                                | 1153   | 72,627    | 71,174    |
| Built-Ins                                                |        |           |           |
| Appliance Allow.                                         | 1      | 6,850     | 6,713     |
| Fireplaces                                               |        |           |           |
| Interior 2 Story                                         | 1      | 9,604     | 9,412     |
| 2nd on Same Stack                                        | 1      | 6,044     | 5,923     |
| Exterior 1 Story                                         | 2      | 19,543    | 19,152    |
| Totals:                                                  |        | 1,641,524 | 1,608,694 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 4,343,474

|                                    |           |           |              |                |         |  |
|------------------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-136-010-02    |           |           |              | = 6,517,889    |         |  |
| Est. TCV/Total Floor Area = 863.75 |           |           |              |                |         |  |
| 2025 Assessed                      | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 3,058,600                          | 3,058,600 | 3,058,600 | 2,494,951    | 2.70           |         |  |
| 2026 New Eq. Adjustment            | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                                  | 200,300   | 0         | 0            | 67,363         | 0       |  |
| 2026 Assessed                      | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 3,258,900                          | 3,258,900 | 3,258,900 | 2,562,314    | 2,562,314      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-010-03   | 2026 Est. T.C.V.    | GRATEFUL ON GLEN LLC |
| Property Class: 401 |                     | 6898 S DUNNS FARM RD |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

SURVEY PARCEL B: PART OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°25'14" EAST, ALONG THE EAST LINE OF SAID SECTION, 273.67 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675; THENCE SOUTH 56°19'45" WEST, 218.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 56°19'45" WEST, 484.23 FEET, TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE NORTH 25°14'32" WEST, 130.91 FEET; THENCE NORTH 56°19'45" EAST, 465.04 FEET; THENCE SOUTH 33°40'15" EAST, 129.50 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.47 ACRES, MORE OR LESS, AND INCLUDES ALL LANDS BETWEEN THE SIDELINES OF DESCRIBED PARCEL AND THE WATER'S EDGE OF GLEN LAKE, WITH RIPARIAN RIGHTS THERETO. TOGETHER WITH A 25 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, BEING PART OF SECTION 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, THE CENTERLINE OF SAID EASEMENT BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°25'14" EAST, ALONG THE EAST LINE OF SAID SECTION, 273.67 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 119.88 FEET, TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE SOUTH 56°41'43" WEST, 187.05 FEET, TO THE POINT OF ENDING. THE SIDELINES OF SAID EASEMENT SHORTEN OR EXTEND TO BEGIN AT THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 675, AND TERMINATE AT THE NORTH LINE OF "PARCEL B". SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 09/27/2021 FROM 006-136-010-01;

Split/Comb. on 09/27/2021 completed 09/27/2021 TIM ;

Parent Parcel(s): 006-136-010-01;

Child Parcel(s): 006-136-010-02, 006-136-010-03;

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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 130.91   | 489.14 | 0.8979 | 1.5779 | 8000       | 100   |              | 1,483,768 |
| 131 Actual Front Feet, 1.47 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,483,768 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 11.81 | 586  | 50     | 3,460      |
| D/W/P: Patio Blocks                                 | 21.35 | 600  | 50     | 6,405      |
| D/W/P: Brick on Sand                                | 24.41 | 1500 | 50     | 18,307     |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 28,172     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1046 SF Floor Area = 1830 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,046  |          |            |
|            |          |            | Total: | 373,202  | 365,739    |

Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,192  |
| 3 Fixture Bath     | 3 | 30,826 | 30,209 |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 11,485 |
| Water Well, 150 Feet | 1 | 10,252 | 10,047 |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 682 | 49,868 | 48,871 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,512 |
| Door Opener         | 2   | 1,504  | 1,474  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,713 |
|------------------|---|-------|-------|

Totals: 483,894 474,218

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,280,389

2026 Est. T.C.V. 006-136-010-03

= 2,792,329

Est. TCV/Total Floor Area = 1525.86

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,282,400     | 1,282,400      | 1,282,400 | 881,363      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 113,800        | 0         | 0            | 23,796         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,396,200     | 1,396,200      | 1,396,200 | 905,159      | 905,159        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-011-01   | 2026 Est. T.C.V.    | GRATEFUL ON GLEN LLC |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PARCEL "B" THAT PART OF SECTIONS 25 AND 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01 °25'14" EAST, ALONG THE EAST LINE OF SAID SECTION 36, 273.67 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 255.91 FEET; THENCE NORTH 47°00'34" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY, 84.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47°00'34" WEST, ALONG SAID RIGHT-OF-WAY, 153.41 FEET; THENCE SOUTH 56°20'31" WEST, 510.34 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 25°14'32" EAST, ALONG SAID SHORELINE TRAVERSE, 151.02 FEET; THENCE NORTH 56°19'45" EAST, 567.87 FEET TO THE POINT OF BEGINNING. CONTAINING 1.85 ACRES OF LAND. SIDELINES OF DESCRIBED PARCEL EXTEND TO THE WATER'S EDGE OF GLEN LAKE, WITH RIPARIAN RIGHTS THERETO.

SLIT ON 12/06/2020 FROM 006-136-010-00, 006-136-011-00;

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM BOUNDARY TRANSFER TO A & SPLIT TO B C D;  
 Parent Parcel(s): 006-136-010-00, 006-136-011-00;  
 Child Parcel(s): 006-136-010-01, 006-136-011-01, 006-136-011-02, 006-136-011-03;  
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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 151.02   | 533.61 | 0.8480 | 1.6057 | 8000       | 100   |              | 1,644,984 |
| 151 Actual Front Feet, 1.85 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,644,984 |

#### Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value               |
|-----------------------------------|------|------|--------|--------------------------|
| D/W/P: Asphalt Paving             | 4.01 | 3931 | 50     | 7,881                    |
| D/W/P: 3.5 Concrete               | 8.38 | 735  | 50     | 3,079                    |
| Total Estimated Land Improvements |      |      |        | True Cash Value = 10,960 |

2026 Est. T.C.V. 006-136-011-01 = 1,655,944

Est. TCV/Total Floor Area = 904.89, Most recent sale 01/06/2021 for 4,447,704

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 725,100                 | 725,100 | 725,100   | 491,556        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 102,900 | 0         | 13,272         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 828,000                 | 828,000 | 828,000   | 504,828        | 504,828     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-011-02   | 2026 Est. T.C.V.    | GRATEFUL ON GLEN LLC |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

PARCEL "C" THAT PART OF SECTIONS 25 AND 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01 °25'14" EAST, ALONG THE EAST LINE OF SAID SECTION 36, 273.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 255.91 FEET; THENCE NORTH 47°00'34" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY, 237.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47°00'34" WEST, ALONG SAID RIGHT-OF-WAY, 152.51 FEET; THENCE SOUTH 56°20'31" WEST, 453.17 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 25°14'32" EAST, ALONG SAID SHORELINE TRAVERSE, 150.00 FEET; THENCE NORTH 56°20'31" EAST, 510.34 FEET TO THE POINT OF BEGINNING. CONTAINING 1.64 ACRES OF LAND. SIDELINES OF DESCRIBED PARCEL EXTEND TO THE WATER'S EDGE OF GLEN LAKE, WITH RIPARIAN RIGHTS THERETO. SPLIT ON 12/06/2020 FROM 006-136-010-00, 006-136-011-00;

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM BOUNDARY TRANSFER TO A & SPLIT TO B C D;  
 Parent Parcel(s): 006-136-010-00, 006-136-011-00;  
 Child Parcel(s): 006-136-010-01, 006-136-011-01, 006-136-011-02, 006-136-011-03;  
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# Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 150.00   | 476.26 | 0.8503 | 1.5695 | 8000       | 100   |              | 1,601,470 |
| 150 Actual Front Feet, 1.64 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,601,470 |

|                                                                               |                |         |                |
|-------------------------------------------------------------------------------|----------------|---------|----------------|
| 2026 Est. T.C.V.                                                              | 006-136-011-02 | =       | 1,601,470      |
| Est. TCV/Total Floor Area = 875.12, Most recent sale 01/06/2021 for 4,447,704 |                |         |                |
| 2025 Assessed                                                                 | MBOR           | S.E.V.  | Base for Cap   |
| 700,600                                                                       | 700,600        | 700,600 | 472,857        |
| 2026 New Eq. Adjustment                                                       |                | Loss    | IRM            |
| 0                                                                             | 100,100        | 0       | 2.70           |
|                                                                               |                |         |                |
| 2026 Assessed                                                                 | MBOR           | S.E.V.  | Additions      |
| 800,700                                                                       | 800,700        | 800,700 | 0              |
|                                                                               |                |         | Tax Adjustment |
|                                                                               |                |         | 12,767         |
|                                                                               |                |         | Losses         |
|                                                                               |                |         | 0              |
|                                                                               |                |         |                |
|                                                                               |                |         | Capped         |
|                                                                               |                |         | ->Taxable<-    |
|                                                                               |                |         | PRE/MBT        |
|                                                                               |                |         | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-136-011-03   | 2026 Est. T.C.V.    | JLB TRUST            |
| Property Class: 401 |                     | 6782 S DUNNS FARM RD |
| Map #: 71           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

## PARCEL "D"

THAT PART OF SECTIONS 25 AND 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN BEING DESCRIBED AS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01 °25'14" EAST, ALONG THE EAST LINE OF SAID SECTION 36, 273.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 255.91 FEET; THENCE NORTH 47°00'34" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY, 390.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47°00'34" WEST, ALONG SAID RIGHT-OF-WAY, 152.51 FEET; THENCE SOUTH 56°20'31" WEST, 396.00 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE; THENCE SOUTH 25°14'32" EAST, ALONG SAID SHORELINE TRAVERSE, 150.00 FEET; THENCE NORTH 56°20'31" EAST, 453.17 FEET TO THE POINT OF BEGINNING. CONTAINING 1.45 ACRES OF LAND. SIDELINES OF DESCRIBED PARCEL EXTEND TO THE WATER'S EDGE OF GLEN LAKE, WITH RIPARIAN RIGHTS THERETO.  
 SPLIT ON 12/06/2020 FROM 006-136-010-00, 006-136-011-00;

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM BOUNDARY TRANSFER TO A & SPLIT TO B C D;  
 Parent Parcel(s): 006-136-010-00, 006-136-011-00;  
 Child Parcel(s): 006-136-010-01, 006-136-011-01, 006-136-011-02, 006-136-011-03;  
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## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/                          | 150.00   | 421.08 | 0.8503 | 1.5314 | 8000       | 100   |              | 1,562,513 |
| 150 Actual Front Feet, 1.45 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,562,513 |

## Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.67      | 2500 | 50     | 3,337      |
| D/W/P: 4in Ren. Conc.                               | 11.81     | 1400 | 50     | 8,267      |
| D/W/P: Flagstone/Sand                               | 29.98     | 1000 | 50     | 14,990     |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 97     | 9,700      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 36,294     |

|                            |               |           |       |          |
|----------------------------|---------------|-----------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.5 STORY | Cls B | Blt 2022 |
|----------------------------|---------------|-----------|-------|----------|

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2726 SF Floor Area = 4716 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.5 Story  | Siding   | Basement    | 2,458 |          |            |
| 1.75 Story | Siding   | Crawl Space | 268   |          |            |
| 1 Story    | Siding   | Overhang    | 560   |          |            |
|            |          | Total:      |       | 837,914  | 804,397    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1712 | 51,856 | 49,782 |
| Basement, Outside Entrance, Above Grade | 2    | 5,820  | 5,587  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,127  |
| 3 Fixture Bath     | 4 | 41,101 | 39,457 |
| 2 Fixture Bath     | 2 | 13,700 | 13,152 |

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 6,011 | 5,771 |
|-----------------|---|-------|-------|



Parcel Number: 45-006-136-011-03

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|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 11,250 |
| Water Well, 100 Feet | 1 | 6,941  | 6,663  |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 422 | 42,065 | 40,382 |
| WPP            | 298 | 7,954  | 7,636  |
| CCP (1 Story)  | 255 | 10,085 | 9,682  |
| WCP (1 Story)  | 46  | 4,395  | 4,219  |
| CPP            | 96  | 2,962  | 2,844  |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 899 | 60,197 | 57,789 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,441 |
| Door Opener         | 2   | 1,504  | 1,444  |

Totals: 1,103,897 1,059,741

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,861,301

2026 Est. T.C.V. 006-136-011-03 = 4,460,108

Est. TCV/Total Floor Area = 945.74, Most recent sale 01/06/2021 for 1,052,296

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2,080,100     | 2,080,100  | 2,080,100 | 1,564,733    | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 150,000    | 0         | 0            | 42,247         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,230,100     | 2,230,100  | 2,230,100 | 1,606,980    | 1,606,980      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-001-00   | 2026 Est. T.C.V.    | HEIN MARIE TRUST     |
| Property Class: 401 |                     | 7960 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L293 P239/88 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH S 144 .6 FT TO C/L HWY TH ON C/L S 62 DEG 27' E 56.38 FT S 57 DEG 45' E 319 FT & S 30 DEG E 446.66 FT TH N 60 DEG E 153 FT TH S 30 DEG E 33.5 FT TH S 65 DEG 20' E 60.88 FT FOR POB TH S 65 DEG E 242.12 FT TO C/L ST RD M-22 TH NELY ALG C/L 181.7 FT TH N 65 DEG W 246.28 FT TH S 24 DEG 32' 40" W181.7 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| D 100' @ 1100/                          | 100.00   | 244.00 | 0.8621 | 0.8654 | 1100 | 100   |                        | 82,073                          |
| E 100' @ 800/                           | 81.00    | 244.00 | 0.8125 | 0.8168 | 800  | 50    | SURPLUS: ZONING 100 ft | 21,502                          |
| 181 Actual Front Feet, 1.01 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 103,574 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1587 SF Floor Area = 2073 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 648  |          |            |
| 1 Story    | Siding   | Basement   | 939  |          |            |
| Total:     |          |            |      | 226,278  | 124,454    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

##### Porches

|                |     |       |       |           |
|----------------|-----|-------|-------|-----------|
| WCP (1 Story)  | 149 | 5,689 | 5,291 | *93% Good |
| CGEP (1 Story) | 160 | 9,014 | 4,958 |           |

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |       |       |
|-------------|-----|-------|-------|
| Door Opener | 1   | 423   | 233   |
| Base Cost   | 200 | 7,844 | 4,314 |

Class: D Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 846    | 465    |
| Base Cost   | 1152 | 21,992 | 12,096 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 5,205 | 2,863 |
| Wood Stove       | 1 | 1,780 | 979   |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 291,161 162,303

Notes:

Parcel Number: 45-006-203-001-00

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ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 357,067

Cost Est. for Res. Bldg: 2 Single Family MODULAR Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,248  |          |            |
|         |          |             | Total: | 138,827  | 76,356     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 554   |
| 3 Fixture Bath     | 1 | 3,190 | 1,754 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 128 | 2,904 | 1,597 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 157,010 | 86,356 |
|---------|---------|--------|

Notes: MODULAR

ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 189,983

2026 Est. T.C.V. 006-203-001-00 = 652,124

Est. TCV/Total Floor Area = 196.36, Most recent sale 06/12/2001 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 319,700                 | 319,700 | 319,700   | 139,423        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 6,400   | 0         | 3,764          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 326,100                 | 326,100 | 326,100   | 143,187        | 143,187     | 143,187 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-002-00   | 2026 Est. T.C.V.    | MAPLES SHEILA        |
| Property Class: 401 |                     | 7938 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L267 P185 L396 P22&23/94 PRT OF GOVT LOT 4 SEC 3 COM NW COR TH E 50 FT TH S  
 170.53 FT TO C/L DAY FOREST RD TH S 57 DEG 45' E ALG C/L 319 FT TH CONT ON SD  
 C/L 446.66 FT TH N 60 DEG 00' E 153 FT TH N 40 DEG 07' E 168.72 FT TO POB TH N  
 40 DEG 07' E 129.41 FT TH S 65 DEG E 256.25 FT TH S 25 DEG W 125 FT TH N 65 DEG  
 W 289.77 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 250.00 | 0.9457 | 0.8707 | 1100       | 100   |                        | 90,579  |
| D 100' @ 1100/                          | 25.00    | 250.00 | 0.9457 | 0.8707 | 1100       | 50    | SURPLUS: ZONING 100 ft | 11,322  |
| 125 Actual Front Feet, 0.72 Total Acres |          |        |        |        | Total Est. |       | Land Value =           | 101,901 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size                                     | % Good | Cash Value              |
|------------------------------------------|----------|------------------------------------------|--------|-------------------------|
| Residential Local Cost Land Improvements |          |                                          |        |                         |
| Description                              | Rate     | Size <td>% Good</td> <td>Cash Value</td> | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1                                        | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |                                          |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1134 SF Floor Area = 1134 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 1,134  |          |            |
|         |          |            | Total: | 124,349  | 68,393     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 978   | 538   |
| 2 Fixture Bath     | 1 | 2,054 | 1,130 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,069 | 2,238 |
| Water Well, 100 Feet | 1 | 5,099 | 2,804 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 255 | 12,222 | 6,722 |
|----------------|-----|--------|-------|

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 690 | 18,768 | 10,322 |
| Door Opener | 1   | 411    | 226    |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,591 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|            |   |       |     |
|------------|---|-------|-----|
| Wood Stove | 1 | 1,728 | 950 |
|------------|---|-------|-----|

Totals: 171,269 94,198

#### Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 207,236

2026 Est. T.C.V. 006-203-002-00 = 311,637

Est. TCV/Total Floor Area = 274.81, Most recent sale 11/07/1994 for 106,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 162,200                 | 162,200 | 162,200   | 74,879         | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |

Parcel Number: 45-006-203-002-00

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | -6,400  | 0       | 0      | 2,021       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 155,800       | 155,800 | 155,800 | 76,900 | 76,900      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-203-003-00   | 2026 Est. T.C.V.    | SMITH CHARLOTTE W TRUST |
| Property Class: 401 |                     | 7896 S GLEN LAKE RD     |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L507 P494/99 L764 P314/03 PRT GOVT LOT 4 SEC 3 COM AT PT ON N LN SEC 3 1051.1  
 FT E OF NW COR TH S 0 DEG 01' 30" E 100 FT TH S 25 DEG 04' W 110.40 FT TO POB TH  
 E 213 FT TO WLY R/W ST HWY M-22 TH SLY ALG R/W 252.57 FT TH N 65 DEG W 228.77 FT  
 M/L TH N 25 DEG 04' E 158.56 FT TO POB SEC 3 T28N R11W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|---------------------------------|
| D 100' @ 1100/                          | 200.00   | 220.00 | 0.8220 | 0.8433 | 1100 | 100   |                 | 152,509                         |
| D 100' @ 1100/                          | 19.00    | 220.00 | 0.8220 | 0.8433 | 1100 | 50    | SURPLUS: ZONING | 100 ft 7,244                    |
| 219 Actual Front Feet, 1.11 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = 159,753 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75     | 3200 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Electric Baseboard  
 Ground Area = 1631 SF Floor Area = 1631 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,631  |          |            |
|         |          |             | Total: | 172,462  | 94,854     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 554   |
| 2 Fixture Bath     | 1 | 2,115 | 1,163 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 195 | 13,397 | 7,368 |
|----------------|-----|--------|-------|

##### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 975 | 25,477 | 14,012 |
| Door Opener | 3   | 1,269  | 698    |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Totals: 226,809 124,744

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 274,437

2026 Est. T.C.V. 006-203-003-00 = 439,190

Est. TCV/Total Floor Area = 269.28, Most recent sale 05/04/2016 for 206,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 197,500                 | 197,500 | 197,500   | 127,515        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 22,100  | 0         | 3,442          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 219,600                 | 219,600 | 219,600   | 130,957        | 130,957     | 0       |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-203-003-10   | 2026 Est. T.C.V.    | SCHUERMANN ELIZABETH REED |
| Property Class: 401 |                     | 7880 S GLEN LAKE RD       |
| Map #: 71           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L320 P697-699 L360 P35/93 PRT GOVT LOT 4 BEG AT POINT ON N LN SD SEC 3 DESCRIBED AS 1051.1 FT E OF NW COR SD SEC TH ALG SD N SEC LN E 239.44 FT TO WLY R/W LN ST HWY M-22 TH ALG SD WLY LN ON ARC OF 922.17 FT RADIUS CURVE TO RIGHT 177.30 FT CH-S 19 DEG 13' 30" W 177.03 FT TH ALG SD WLY LN S 24 DEG 44' W 36.10 FT TH W 213 FT TH N 25 DEG 04' E 110.40 FT TH N 00 DEG 01' 30" E 100 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

##### \* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| D 100' @ 1100/                          | 200.00   | 242.00 | 0.8278 | 0.8636 | 1100 | 100   |                        | 157,275 |
| D 100' @ 1100/                          | 13.00    | 242.00 | 0.8278 | 0.8636 | 1100 | 50    | SURPLUS: ZONING 100 ft | 5,111   |
| 213 Actual Front Feet, 1.18 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 162,386 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 3200 | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 10.45 | 260  | 0      | 0          |
| Wood Frame            | 36.50 | 120  | 50     | 2,190      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,190      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 864    |          |            |
|           |          |            | Total: | 226,781  | 181,425    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 864 | 23,622 | 18,898 |
| Basement, Outside Entrance, Below Grade | 3   | 11,665 | 9,332  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 70  | 3,417  | 2,734  |
| WPP | 704 | 14,425 | 11,540 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 4,872 | 3,898 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,626 |
|----------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|



Totals: 318,699 254,961

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 560,914

2026 Est. T.C.V. 006-203-003-10 = 730,490

Est. TCV/Total Floor Area = 563.65, Most recent sale 03/13/2019 for 380,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 306,800                 | 306,800 | 306,800   | 201,724        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 58,400  | 0         | 5,446          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 365,200                 | 365,200 | 365,200   | 207,170        | 207,170     | 0       |

45-006-203-004-00 2026 Est. T.C.V. FAMILY HOME TWO LLC  
 Property Class: 401 6900 W DAY FOREST RD  
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

12/2016 COMBINED WITH 203-004-25 COMBINED DESCRIPTION PART OF GOVERNMENT LOT 4 ALSO BEING PART OF THE NORTHWEST 1/4 OF SECTION 3, T.28 N. -R. 14 W., GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT WHICH IS N 90°-00'-00" E, 238.53 FEET (RECORDED AS 238.66 FEET) ALONG THE NORTH LINE OF SAID SECTION 3 FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE CONTINUING ALONG SAID NORTH LINE N 90°-00'-00" E, 160.57 FEET, THENCE S 03°-50'-33" W, 429.23 FEET (RECORDED AS S 03°-53'-40" W) TO A POINT ON THE CENTERLINE OF DAY FOREST DRIVE; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES; N 29°-59'-39" W, 100.84 FEET (RECORDED AS N 30°-00'-00" W) AND N 57°-45'-00" W, 96.25 FEET, THENCE N 00°-00'-00" W, 289.57 FEET TO THE POINT OF BEGINNING CONTAINING 1.176 ACRES OF LAND. SUBJECT TO USE OF THE SOUTHERLY 33.00 FEET THEREOF AS DAY FOREST ROAD AND TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FORMERLY 006-203-004-00 L271 P589 PRT OF GOVT LOT 4 COM AT NW COR GOVT LOT4 TH ALG N LN SD LOT E 50.00 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L S 57 DEG 45' 00" E 223.08 FT TO POB TH N 189.02 FT TH S 57 DEG 28' 15" E 175 FT TH S 03 DEG 53' 35" W 234.17 FT TO C/L TH N 30 DEG W 101.08 FT & N 57 DEG 45' 00" W 95.92 FT ALG C/L TO POB SEC 3 T28N R14W.

12/31/2016 COMBINE 203-004-00 WITH -25 TO PROVIDE FOR ADDITIONAL GARAGE. ZONING REQUIRES EACH IMPROVED PARCEL TO HAVE A DWELLING.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|------|-------|--------|---------|
| D 100' @ 1100/                                                  | 100.00   | 319.09 | 0.8884 | 0.9255 | 1100 | 100   |        | 90,438  |
| D 100' @ 1100/                                                  | 60.54    | 319.09 | 0.8884 | 0.9255 | 1100 | 100   |        | 54,751  |
| 161 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = |          |        |        |        |      |       |        | 145,190 |

#### Land Improvement Cost Estimates

| Description            | Rate | Size | % Good | Cash Value |
|------------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc.  | 6.73 | 1020 | 0      | 0          |
| Fencing: Wire Mesh, #9 | 3.74 | 100  | 50     | 187        |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,687      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1974

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1304 SF Floor Area = 1304 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,304 |          |            |
| Total:  |          |             |       | 148,076  | 81,441     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 554   |
| 2 Fixture Bath     | 1 | 2,115 | 1,163 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 48  | 1,627 | 895   |
| Treated Wood | 520 | 7,264 | 3,995 |

#### Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Parcel Number: 45-006-203-004-00

Page: 2

|                                      |      |         |         |
|--------------------------------------|------|---------|---------|
| Base Cost                            | 720  | 22,565  | 12,411  |
| Common Wall: 1 Wall                  | 1    | -2,271  | -1,249  |
| Door Opener                          | 2    | 846     | 465     |
| Class: D Exterior: Pole (Unfinished) |      |         |         |
| Base Cost                            | 576  | 12,580  | 6,919   |
| Class: D Exterior: Pole (Unfinished) |      |         |         |
| Door Opener                          | 2    | 846     | 465     |
| Base Cost                            | 1440 | 27,490  | 15,119  |
| Built-Ins                            |      |         |         |
| Appliance Allow.                     | 1    | 1,639   | 901     |
| Fireplaces                           |      |         |         |
| Prefab 1 Story                       | 1    | 1,840   | 1,012   |
| Totals:                              |      | 235,067 | 129,285 |

Notes:

ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 284,427

|                                                                             |         |           |                |             |         |   |         |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|---|---------|
| 2026 Est. T.C.V. 006-203-004-00                                             |         |           |                |             |         | = | 432,304 |
| Est. TCV/Total Floor Area = 331.52, Most recent sale 07/02/2025 for 300,000 |         |           |                |             |         |   |         |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |   |         |
| 261,500                                                                     | 261,500 | 261,500   | 147,590        | 2.70        |         |   |         |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |   |         |
| 17,200                                                                      | -62,500 | 17,200    | 51,410         | 0           |         |   |         |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |         |
| 216,200                                                                     | 216,200 | 216,200   | 168,774        | 216,200     | 0       |   |         |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-203-004-20   | 2026 Est. T.C.V.    | MCCAHILL CONOR T & SHANNON M |
| Property Class: 401 |                     | 6876 W DAY FOREST RD         |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

L244 P16 L293 P759 L501 P203/99 L7 P138 L587 P301 L587 P304/01 PARCEL A PRT GOVT LOT 4 ALSO BEING PRT NW 1/4 SEC 3 BEG AT POINT N 90 DEG 00'00" E 848.37 FT (REC AS 851.10 FT) ALG N LN SDSEC & S 22 DEG 09'59" W (REC S 22 DEG 06'20" W) 161.61 FT FROM NW COR SD SEC TH CONT S 22 DEG 09'59" W 213.63 FT TH S 31 DEG 41'23" W 202.94 FT TH S 48 DEG 13'15" W 122.69 FT TH S 60 DEG 00'21" W 33.00 FT TO POINT ON C/L DAY FOREST RD TH N 29 DEG 59'39" W 157.74 FT ALG SD C/L TH N 41 DEG 27'26" E 218.31 FT TH N 13 DEG 51'59" E 173.60 FT TH N 90 DEG 00'00" E 200.00 FT TO POB SEC 3 T28N R14W. 1.86 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 516.06 | 0.8934 | 1.0436 | 1100 | 100   |                        | 102,558 |
| D 100' @ 1100/                          | 57.00    | 516.06 | 0.8934 | 1.0436 | 1100 | 50    | SURPLUS: ZONING 100 ft | 29,229  |
| 157 Actual Front Feet, 1.86 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 131,787 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71  | 380  | 0      | 0          |
| Wood Frame                                          | 28.51 | 120  | 50     | 1,710      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,710      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1986

(11) Heating System: Forced Hot Water  
 Ground Area = 2138 SF Floor Area = 2138 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 2,138 |          |            |
| Total:  |          |            |       | 338,348  | 236,884    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 212 | 5,953  | 4,167  |
| CGEP (1 Story) | 358 | 20,997 | 14,698 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 23,000 | 16,100 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,786 |
|------------|---|-------|-------|

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 990 | 12,860 | 9,002 |
|--------------|-----|--------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 424,078 296,895

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 653,169

2026 Est. T.C.V. 006-203-004-20 = 786,666

Est. TCV/Total Floor Area = 367.94, Most recent sale 07/01/2025 for 890,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 364,600                 | 364,600 | 364,600   | 208,695        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 11,600                  | 17,100  | 0         | 11,600         | 173,005     | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 393,300                 | 393,300 | 393,300   | 225,929        | 393,300     | 393,300 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-203-004-27   | 2026 Est. T.C.V.    | BUTLER JOHN M & SANDRA C |
| Property Class: 401 |                     | 6888 W DAY FOREST RD     |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

L535 P249-251/00 PRT NW 1/4 SEC 3 BEG AT POINT WHICH IS E 399.10 FT ALG N LN SD  
 SEC TH CONT E 449.27 FT TH S 22 DEG 09'59" W 161.61 TH W 398.34 FT TH N 03 DEG  
 50'33" E 150 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 423.81 | 0.8915 | 0.9935 | 1100 | 100   |                          | 97,429  |
| D 100' @ 1100/                          | 58.31    | 423.81 | 0.8915 | 0.9935 | 1100 | 50    | SURPLUS: ZONING 100' MIN | 28,403  |
| 158 Actual Front Feet, 1.54 Total Acres |          |        |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                          | 125,832 |

#### Land Improvement Cost Estimates

| Description                   | Rate  | Size | % Good | Cash Value |
|-------------------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete           | 7.10  | 3200 | 0      | 0          |
| D/W/P: Patio Blocks           | 15.89 | 124  | 0      | 0          |
| Retaining Wall: Brick, 12 in. | 39.02 | 334  | 50     | 6,516      |
| Wood Frame                    | 23.93 | 312  | 50     | 3,733      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 15,249     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1907 SF Floor Area = 1907 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,085 |          |            |
| 1 Story | Siding   | Basement    | 343   |          |            |
| 1 Story | Siding   | Crawl Space | 479   |          |            |
| Total:  |          |             |       | 285,055  | 213,789    |

#### Other Additions/Adjustments

|                 |    |     |     |
|-----------------|----|-----|-----|
| Recreation Room | 50 | 967 | 483 |
|-----------------|----|-----|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 291 | 10,476 | 7,857 |
| WCP (1 Story) | 25  | 2,099  | 1,574 |

#### Garages

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 806    |
| Base Cost   | 1028 | 24,795 | 18,596 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 821 | 31,198 | 23,398 |
|-----------|-----|--------|--------|

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 2,833 | 2,125 |
| Door Opener            | 1 | 537   | 403   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-203-004-27

Page: 2

|                  |   |         |         |            |
|------------------|---|---------|---------|------------|
| Interior 2 Story | 1 | 6,649   | 4,987   |            |
| Wood Stove       | 1 | 2,552   | 1,914   |            |
| Local Cost Items |   |         |         |            |
| GENERATOR        | 1 | 1       | 1       | *100% Good |
| Totals:          |   | 392,217 | 293,917 |            |

Notes:

ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 646,617

|                                                                             |         |           |                |                     |
|-----------------------------------------------------------------------------|---------|-----------|----------------|---------------------|
| 2026 Est. T.C.V. 006-203-004-27                                             |         |           | =              | 787,698             |
| Est. TCV/Total Floor Area = 413.06, Most recent sale 01/31/2000 for 105,900 |         |           |                |                     |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
| 406,700                                                                     | 406,700 | 406,700   | 249,026        | 2.70                |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses              |
| 0                                                                           | -12,900 | 0         | 6,723          | 0                   |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 393,800                                                                     | 393,800 | 393,800   | 255,749        | 255,749 0           |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-203-004-30   | 2026 Est. T.C.V.    | CUSTER STEPHEN J & NELSON MARIANNE |
| Property Class: 401 |                     | 6882 W DAY FOREST RD               |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                   |

SURVEY L7 P138-9 SPLIT FROM 006-203-004-20 PARCEL B PRT GOVT LOT 4 ALSO BEING  
 PRT NW 1/4 SEC 3 BEG AT POINT N90 DEG 00'00" E 399.10 FT ALG N LN SD SEC & S 03  
 DEG 50'33" W 150.00 FT FROM NW COR SD SEC TH N 90 DEG 00'00" E 198.34 FT PAR TO  
 SD N LN TH S 13 DEG 51'59" W 173.60 FT TH S 41 DEG 27'26" E 218.31 FT TO POINT  
 ON C/L DAY FOREST RD TH N 29 DEG 59'39" W 61.84 FT ALG SD C/L TH N 03 DEG 50'33"  
 E 279.23 FT TO POB. SEC 3 T28N R14W. 1.07 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/                          | 108.00   | 431.57 | 0.9809 | 0.9980 | 1100       | 100   |              | 116,306 |
| 108 Actual Front Feet, 1.07 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 116,306 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1690 SF Floor Area = 1727 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,690 |          |            |
| 1 Story | Siding   | Overhang   | 37    |          |            |
|         |          | Total:     |       | 279,061  | 209,318    |

#### Other Additions/Adjustments

|                 |     |       |       |
|-----------------|-----|-------|-------|
| Recreation Room | 420 | 8,123 | 6,092 |
|-----------------|-----|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |
| Separate Shower    | 1 | 1,336 | 1,002 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 100 | 8,240 | 6,180 |
| WCP (1 Story)  | 234 | 9,489 | 7,117 |
| WPP            | 260 | 5,398 | 4,048 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 25,068 | 18,801 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,945 |
|----------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|



Totals: 364,242 273,203

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 601,047

2026 Est. T.C.V. 006-203-004-30 = 722,353

Est. TCV/Total Floor Area = 418.27, Most recent sale 09/23/2016 for 395,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 355,700       | 355,700        | 355,700 | 216,401      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 5,500          | 0       | 0            | 5,842          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 361,200       | 361,200        | 361,200 | 222,243      | 222,243        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-005-00   | 2026 Est. T.C.V.    | HUTCHISON JOHN F     |
| Property Class: 401 |                     | 6850 W DAY FOREST RD |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L400 P951 L536 P892/00 L649 P248/02 PRT GOVT LOT 4 COM NW COR THEREOF TH S 144.6 FT ALG W LN SD SEC TH S 62 DEG 27' 00" E 56.38 FT TH S 57 DEG 45' 00" E 319 FT TH S 30 DEG 00' 00" E 445.76 FT TO POB TH N 60 DEG 12' 48" E 34.48 FT THN 48 DEG 26' 42" E 120.98 FT TH N 48 DEG 20' 56" E 161.90 FT TH S 65 DEG 01' 08" E 43.49 FT TH S 24 DEG 03' 39" W 181.31 FT TH S 35 DEG 24' 40" W 181.88 FT TH N 54 DEG 30' 00" W 62.45 FT TH N 30 DEG 00' 00" W 102.74 FT TO POB SEC 3 T28N R14W .85 A.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 300.00 | 0.9439 | 0.9113 | 1100 | 100   |                        | 94,615  |
| D 100' @ 1100/                          | 26.00    | 300.00 | 0.9439 | 0.9113 | 1100 | 50    | SURPLUS: ZONING 100 ft | 12,300  |
| 126 Actual Front Feet, 0.87 Total Acres |          |        |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                        | 106,914 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = 1260 SF Floor Area = 1692 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1 Story   | Siding   | Basement   | 396  |          |            |
| 1.5 Story | Siding   | Basement   | 864  |          |            |
| Total:    |          |            |      | 194,734  | 107,103    |

## Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 396 | 7,179 | 3,589 |
| Basement, Outside Entrance, Above Grade | 1   | 1,576 | 867   |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 554   |
| 3 Fixture Bath     | 1 | 3,190 | 1,754 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 473 | 6,825 | 3,754 |
|--------------|-----|-------|-------|

## Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 396 | 14,696 | 8,083  |
| Common Wall: 2 Wall | 1   | -4,541 | -2,498 |

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 3,526 | 1,939 |
| Exterior 2 Story  | 1 | 6,212 | 3,417 |

|         |         |         |
|---------|---------|---------|
| Totals: | 245,486 | 134,657 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-203-005-00

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ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 296,245

2026 Est. T.C.V. 006-203-005-00 = 408,159

Est. TCV/Total Floor Area = 241.23, Most recent sale 02/27/1995 for 117,050

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 263,900                 | 263,900 | 263,900   | 126,716        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -59,800 | 0         | 3,421          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 204,100                 | 204,100 | 204,100   | 130,137        | 130,137     | 130,137 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-203-007-00   | 2026 Est. T.C.V.    | VILLA LAGO PROPERTIES LLC |
| Property Class: 401 |                     | 6854 W DAY FOREST RD      |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L234 P247 L384 P472-475 L446 P544/97 PRT OF GOVT LOT 4 SEC 3 COM NW SEC COR TH S  
 144.60 FT TO C/L DAY FOREST RD TH ON C/L S 62 DEG 27' E 56.38 FT TH S 57 DEG 45'  
 E 319 FT TH S 30 DEG E 346.66 FT FOR POB TH CONT S 30 DEG E ON SD C/L 100 FT TH  
 N 60 DEG E 33 FT TH N 48 DEG 13' 54" E 142.58 FT TH S 35 DEG 45'33" E 99.20 FT  
 TH S 48 DEG 13'54" W 152.58 FT TH S 60 DEG W 33 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 100.00   | 122.00      | 1.0000 | 0.7277 | 1100       | 100          |        | 80,050 |
| 100 Actual Front Feet, | 0.28     | Total Acres |        |        | Total Est. | Land Value = |        | 80,050 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 18.35    | 144  | 0      | 0          |
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,443      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1967

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1494 SF Floor Area = 2172 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,074 |          |            |
| 1 Story | Siding   | Slab        | 420   |          |            |
| 1 Story | Siding   | Overhang    | 678   |          |            |
|         |          | Total:      |       | 276,443  | 207,350    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 306 | 5,376 | 4,032 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 678 | 33,039 | 24,779 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 336,736 252,569

Notes: 2008 ADDITION

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 555,652

2026 Est. T.C.V. 006-203-007-00 = 642,145

Parcel Number: 45-006-203-007-00

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 Est. TCV/Total Floor Area = 295.65, Most recent sale 04/16/2021 for 615,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 308,600       | 308,600        | 308,600 | 200,850      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,500         | 0       | 0            | 5,422          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 321,100       | 321,100        | 321,100 | 206,272      | 206,272        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-203-008-00   | 2026 Est. T.C.V.    | PEAKE WENDI B TRUST   |
| Property Class: 401 |                     | 6998 W DAY FOREST RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630-9709 |

L524 P598/99 L601 P601/01 L657 P427/02 L674 P141&144/02 L772 P387&414/03 L902  
P936&937/06 L905 P687&690/06 PRT GOVT LOT 4 SEC 3 BEG AT NW COR SD SEC TH S  
144.6 FT TH S 62 DEG 27' E ALG C/L DAY FOREST RD 56.38 FT TH CONT ALG SD C/L S  
57 DEG 45' E 104.88 FT TH N 226.47 FT TH W 138.66 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| D 100' @ 1100/         | 149.40   | 172.02      | 0.9045 | 0.7930 | 1100       | 100          |        | 117,877 |
| 149 Actual Front Feet, | 0.59     | Total Acres |        |        | Total Est. | Land Value = |        | 117,877 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good       | Cash Value |
|------------------------------------------|----------|------|--------------|------------|
| Residential Local Cost Land Improvements |          |      |              |            |
| Description                              | Rate     | Size | % Good       | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100          | 2,500      |
| Total Estimated Land Improvements        |          | True | Cash Value = | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1844 SF Floor Area = 2331 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 974  |          |            |
| 1 Story   | Siding   | Crawl Space | 286  |          |            |
| 1 Story   | Siding   | Basement    | 584  |          |            |
|           |          | Total:      |      | 341,694  | 307,528    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,503 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 107 | 3,208 | 2,887 |
|---------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Storage Over Garage   | 576  | 7,776  | 6,998  |
| Common Wall: 1/2 Wall | 1    | -1,320 | -1,188 |
| Door Opener           | 2    | 1,075  | 967    |
| Base Cost             | 1065 | 46,061 | 41,455 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,546 |
| Door Opener            | 2 | 1,075 | 967   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 2 | 5,185 | 4,666 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 430,889 | 387,801 |
|---------|---------|---------|

Notes: ORIGINAL STRIPPED TO STUDS

Parcel Number: 45-006-203-008-00

Page: 2

ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 853,162

2026 Est. T.C.V. 006-203-008-00 = 973,539

Est. TCV/Total Floor Area = 417.65, Most recent sale 12/30/2010 for 160,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 458,800                 | 458,800 | 458,800   | 250,701        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 28,000  | 0         | 6,768          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 486,800                 | 486,800 | 486,800   | 257,469        | 257,469     | 257,469 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-203-011-00   | 2026 Est. T.C.V.    | VOLK ROLAND & KATHARINE |
| Property Class: 401 |                     | 6982 W DAY FOREST RD    |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L269 P554 L343 P447 L418 P770/96 DC L523 P790 L692 P546&547/02 L907 P588/06 E  
 100.0 FT OF W 238.66 FT OF GOVT LOT 4 LYING NLY OF DAY FOREST RD SEC 3 T28N  
 R14W. .57 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| D 100' @ 1100/                          | 112.00   | 221.69 | 0.9721 | 0.8449 | 1100 | 100   |        | 101,186                         |
| 112 Actual Front Feet, 0.57 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 101,186 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 501  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,232 |          |            |
| Total:    |          |            |       | 232,785  | 151,298    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 180 | 12,460 | 8,099 |
|----------------|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 579 | 8,170 | 5,310 |
| Treated Wood | 144 | 3,280 | 2,132 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 14,238 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

Totals: 306,074 198,936

#### Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 437,659

2026 Est. T.C.V. 006-203-011-00 = 540,345



Parcel Number: 45-006-203-011-00

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 Est. TCV/Total Floor Area = 292.39, Most recent sale 08/03/2009 for 272,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 287,100       | 287,100        | 287,100 | 149,354      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -16,900        | 0       | 0            | 4,032          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 270,200       | 270,200        | 270,200 | 153,386      | 153,386        | 153,386 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-012-00   | 2026 Est. T.C.V.    | GLEN LODGE LLC &     |
| Property Class: 401 |                     | 7953 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L252 P649 L392 P132-133/94 L385 P994/94 L387 P311/94 PRT GOVT LOT 4 COM AT POINT IN CENTER ST HWY M-22 WHICH IS 498.7 FT S & 1117.9 FT E OF NW COR SD SEC TH ALG SD C/L S 24 DEG 12' 00" W 143.16 FT TO POB TH S 49 DEG 22' 05" E 242.16 FT TO SHR GLEN LK TH ALG SD SHR S 60 DEG 50' W 131.08 FT TH N 46 DEG 02' 03" W 78.25 FT TN N 59 DEG 08' 38" W 44.11 FT TO C/L HWY M-22 TH ALG SD LN N 24 DEG 12' 00" E 127.76 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|-----------|
| INFERIOR 8000/         | 100.00   | 201.96      | 0.9081 | 1.3221 | 8000       | 100   |                        | 960,475   |
| GROUP A 21000          | 27.25    | 201.96      | 0.9995 | 0.7329 | 21000      | 50    | SURPLUS: ZONING 100 ft | 209,597   |
| 127 Actual Front Feet, | 0.59     | Total Acres |        |        | Total Est. |       | Land Value =           | 1,170,071 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Hot Water  
 Ground Area = 2502 SF Floor Area = 2502 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,502  |          |            |
|         |          |            | Total: | 472,667  | 354,498    |

#### Other Additions/Adjustments

|                                         |      |         |         |
|-----------------------------------------|------|---------|---------|
| Basement Living Area                    | 2502 | 134,082 | 100,561 |
| Basement, Outside Entrance, Below Grade | 2    | 7,777   | 5,833   |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 4 | 26,863 | 20,147 |
| 2 Fixture Bath     | 1 | 4,500  | 3,375  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 154 | 3,949  | 2,962  |
| CSEP (1 Story) | 450 | 24,030 | 18,022 |
| WPP            | 200 | 6,180  | 4,635  |
| WPP            | 380 | 8,888  | 6,666  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 792 | 46,625 | 34,969 |
| Door Opener | 1   | 672    | 504    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,188 |
|------------------|---|-------|-------|

Totals: 761,317 570,985

## Notes:

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ECF (4080 BIG GLEN) 2.700 => TCV: 1,541,660

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2026 Est. T.C.V. 006-203-012-00 = 2,719,231

Est. TCV/Total Floor Area = 1086.82, Most recent sale 09/24/1998 for 25,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,314,700     | 1,314,700      | 1,314,700 | 1,314,700    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 44,900         | 0         | 0            | 783,885        | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,359,600     | 1,359,600      | 1,359,600 | 1,350,196    | 1,350,196      | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-203-012-10   | 2026 Est. T.C.V.    | PAUPORE JASON & JENNIFER |
| Property Class: 401 |                     | 7945 S GLEN LAKE RD      |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L1359P690 THAT PART OF GOVERNMENT LOT 4, SECTION 3, TOWN 28 NORTH, RANGE 14 WEST MORE FULLY DESCRIBED AS: COMMENCING AT A POINT IN THE CENTER OF STATE HIGHWAY M-22 WHICH IS 498.7 FEET SOUTH AND 1117.9 FEET EAST (MEASURED AS SOUTH 65°56'25" EAST, 1220.56 FEET) OF THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ALONG SAID CENTERLINE, SOUTH 24°12'00" WEST, 63.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56°09'40" EAST, 208.97 FEET (RECORDED AS 209.5 FEET); THENCE SOUTH 65°24'00" EAST (RECORDED AS SOUTH 65°21'EAST), 74.89 FEET (RECORDED AS 74.95 FEET) TO THE SHORE OF GLEN LAKE, THENCE ALONG SAID SHORE, SOUTH 39°49' WEST (RECORDED AS SOUTH 38°53' WEST), 79.50 FEET; THENCE ALONG SAID SHORE, SOUTH 61°02'10" WEST (RECORDED AS SOUTH 60°50' WEST}, 45.50 FEET; THENCE NORTH 49°22'05" WEST, 242.16 FEET, THENCE ALONG SAID CENTERLINE OF STATE HIGHWAY M-22, NORTH 24°12'00" EAST, 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES ALL LANDS TO THE WATERS OF GLEN LAKE.

FORMERLY ABV AS L389 P408-410/94 PRT GOVT LOT 4 COM AT POINT IN CENTER ST HWY M-22 WHICH IS 498.7 FT S & 1117.9 FTE OF NW COR SD SEC TH ALG SD C/L S 24 DEG 12' 00" W 63.16 FT TO POB TH S 56 DEG 09' 40" E 209.5 FT TH S 65 DEG 21' E74.95 FT TO SHR GLEN TH ALG SD SHR S 38 DEG 53' W 79.50 FT TH ALG SD SHR S 60 DEG 50' W 45.50 FT TH N 49 DEG 22' 05" W242.16 FT TH ALG SD C/L ST HWY M-22 N 24DEG 12' 00" E 80 FT TO POB SEC 3 T28N R13W.

L389P408

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                 | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|------------------------|-----------|
| INFERIOR 8000/         | 93.33    | 175.56      | 0.8878 | 1.2856 | 8000       | 100   |                        | 852,143   |
| INFERIOR 8000/         | 41.33    | 175.56      | 0.8878 | 1.2856 | 8000       | 50    | SURPLUS: ZONING 100 ft | 188,689   |
| 122 Actual Front Feet, | 0.57     | Total Acres |        |        | Total Est. |       | Land Value =           | 1,040,831 |

## Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Picket, 12-24 | 20.91 | 100  | 0      | 0          |
| D/W/P: Asphalt Paving      | 3.16  | 240  | 0      | 0          |
| D/W/P: Crushed Rock        | 2.31  | 240  | 0      | 0          |

## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1176 SF Floor Area = 1636 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,176 |          |            |
| 1 Story    | Siding   | Overhang   | 166   |          |            |
|            |          | Total:     |       | 242,666  | 194,131    |

## Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 826 | 15,975 | 12,780 |
| Basement, Outside Entrance, Below Grade | 2   | 5,562  | 4,450  |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |
| Separate Shower    | 1 | 1,336 | 1,069 |

Parcel Number: 45-006-203-012-10

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## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 484 | 8,775 | 7,020 |
|-----|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 768 | 29,783 | 23,826 |
| Door Opener | 1   | 537    | 430    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 331,784 265,427

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 716,653

2026 Est. T.C.V. 006-203-012-10 = 1,762,484

Est. TCV/Total Floor Area = 1077.31, Most recent sale 05/08/2019 for 885,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 801,900       | 801,900        | 801,900 | 521,372      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 79,300         | 0       | 0            | 14,077         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 881,200       | 881,200        | 881,200 | 535,449      | 535,449        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-013-00   | 2026 Est. T.C.V.    | FAMILY HOME ONE LLC  |
| Property Class: 401 |                     | 6852 W DAY FOREST RD |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L397 P516-517 L537 P364/00 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH ALG N SEC  
LN N 90 DEG 00' 00" E 851.10 FT TO POB TH CONT ALG SD SEC LN N 90 DEG 00' 00" E  
200 FT TH S 00 DEG 01' 30" E 100 FT TH S 25 DEG 04' 00" W 268.96 FT TH N 55 DEG  
57' 30" W 213.69 FT TH N 22 DEG 06' 20" E 241.78 FT TO POB TOGETHER WITH  
NON-EXCLUSIVE EASEMENT SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|---------------------------------|
| D 100' @ 1100/                          | 100.00   | 305.37 | 0.8342 | 0.9153 | 1100 | 100   |                        | 83,994                          |
| D 100' @ 1100/                          | 106.50   | 305.37 | 0.8342 | 0.9153 | 1100 | 50    | SURPLUS: ZONING 100 ft | 44,727                          |
| 207 Actual Front Feet, 1.45 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 128,720 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1972

(11) Heating System: Heat Pump

Ground Area = 1359 SF Floor Area = 1359 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,359  |          |            |
|         |          |            | Total: | 208,082  | 124,819    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1372 | 26,534 | 15,920 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,669  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 100 | 2,510 | 1,506 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 320 | 16,602 | 9,961 |
|-----------|-----|--------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 935 | 14,820 | 8,892 |
|-----|-----|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 299,137 | 179,452 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-203-013-00

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ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 394,794

2026 Est. T.C.V. 006-203-013-00 = 528,514

Est. TCV/Total Floor Area = 388.90, Most recent sale 07/01/2022 for 490,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 290,900                 | 290,900 | 290,900   | 256,456        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -26,600 | 0         | 6,924          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 264,300                 | 264,300 | 264,300   | 263,380        | 263,380     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-203-013-10   | 2026 Est. T.C.V.    | MINNING DANIEL J & LISA M |
| Property Class: 402 |                     | W DAY FOREST RD           |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L409 P648-652 L524 P756/99 L821 P276/04 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC  
 TH ALG N SEC LN N 90 DEG 00' 00" E 1051.10 FT TH S 00 DEG 01' 30" E 100 FT TH S  
 25 DEG 14' 00" W 268.96 FT TO POB TH S 40 DEG 07' 00" W 100.56 FT TH N 55 DEG  
 57' 30" W 181.91 FT TH N 22 DEG 06' 20" E 102.21 FT TH S 55 DEG 57' 30" E 213.69  
 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 3 T28N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| E 100' @ 800/          | 100.00   | 200.00      | 1.0000 | 0.7619 | 800        | 100   |              | 60,951 |
| 100 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. |       | Land Value = | 60,951 |

2026 Est. T.C.V. 006-203-013-10 = 60,951

Est. TCV/Total Floor Area = 44.85, Most recent sale 08/26/2025 for 125,000

|               |            |        |              |                |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
| 39,200        | 39,200     | 39,200 | 32,640       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -8,700     | 0      | 0            | -2,140         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 30,500        | 30,500     | 30,500 | 33,521       | 30,500         | 30,500  |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-203-013-15   | 2026 Est. T.C.V.    | VILLA LAGO PROPERTIES LLC |
| Property Class: 402 |                     | W DAY FOREST RD           |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L407 P240-243 L416 P141 L821 P186/04 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH  
 ALG N SEC LN N 90 DEG 00' 00" E 1051.10 FT TH S 00 DEG 01' 30" E 100 FT TH S 25  
 DEG 04' 00" W 268.96 FT TH S 40 DEG 07' 00" W 205.56 FT TO POB TH S 40 DEG 07'  
 00" W 27.40 FT TH S 48 DEG 27' 50" W 131.94 FT TH N 35 DEG 45'33" W 99.2 FT TH S  
 48 DEG 13' 50" W 142.58 FT TH S 60 DEG 00' 00" W 33 FT TH ALG C/L DAY FOREST RD  
 N 30 DEG 00' 00" W 25.54 FT TH N 60 DEG 00' 00" E 33 FT TH N 48 DEG 13' 50" E  
 122.58 FT TH N 31 DEG 44' 00" E 129.23 FT TH S 55 DEG 57' 30" E 161.32 FT TO POB  
 TOGETHER WITH & SUBJECT TO EASEMENT SEC 3 T28N R14W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 123.33   | 191.08      | 0.9489 | 0.8141 | 1100       | 100   |              | 104,804 |
| 123 Actual Front Feet, | 0.54     | Total Acres |        |        | Total Est. |       | Land Value = | 104,804 |

2026 Est. T.C.V. 006-203-013-15 = 104,804

Est. TCV/Total Floor Area = 77.12, Most recent sale 04/16/2021 for 615,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 45,300                  | 45,300 | 45,300    | 45,300         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 7,100  | 0         | 1,223          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 52,400                  | 52,400 | 52,400    | 46,523         | 46,523      | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-203-013-16   | 2026 Est. T.C.V.    | MINNING DANIEL J & LISA M TRUST |
| Property Class: 401 |                     | 6868 W DAY FOREST RD            |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                |

L409 P209 L545 P372 L545 P374/00 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH ALG N  
 SEC LN N 90 DEG 00' 00" E 1051.10 FT TH S 00 DEG 01' 30" E 100 FT TH S 25 DEG  
 04' 00" W 268.96 FT TH S 40 DEG 07' 00" W 100.56 FT TO POB TH S 40 DEG 07' 00" W  
 105 FT TH N 55 DEG 57' 30" W 161.32 FT TH N 31 DEG 44' 00" E 73.64 FT TH N 22  
 DEG 06' 20" E 31.51 FT TH S 55 DEG 57' 30" E 181.91 FT TO POB TOGETHER WITH  
 NON-EXCLUSIVE EASEMENT SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                 | Value                          |
|-----------------------------------------|----------|--------|--------|--------|------|-------|------------------------|--------------------------------|
| D 100' @ 1100/                          | 100.00   | 170.00 | 0.9879 | 0.7907 | 1100 | 100   |                        | 85,918                         |
| D 100' @ 1100/                          | 5.00     | 170.00 | 0.9879 | 0.7907 | 1100 | 50    | SURPLUS: ZONING 100 ft | 2,148                          |
| 105 Actual Front Feet, 0.41 Total Acres |          |        |        |        |      |       |                        | Total Est. Land Value = 88,066 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Vnyl, Solid, 6'   | 61.29 | 140  | 0      | 0          |
| Fencing: Vnyl,Picket,36-48 | 37.08 | 369  | 0      | 0          |
| D/W/P: 3.5 Concrete        | 8.38  | 1951 | 0      | 0          |
| D/W/P: 3.5 Concrete        | 8.38  | 16   | 0      | 0          |
| D/W/P: 3.5 Concrete        | 8.38  | 596  | 0      | 0          |
| D/W/P: 3.5 Concrete        | 8.38  | 209  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 1465 SF Floor Area = 2318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,465  |          |            |
| 1 Story    | Siding   | Overhang   | 487    |          |            |
|            |          |            | Total: | 416,068  | 332,853    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1006 | 30,472 | 24,378 |
|-----------------|------|--------|--------|

#### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 530 | 26,940 | 21,552 |
|--------------|-----|--------|--------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 4,809  |
| Water Well, 200 Feet | 1 | 13,136 | 10,509 |

#### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 36 | 2,409 | 1,927 |
| CPP | 15 | 509   | 407   |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 527 | 8,495 | 6,796 |
|--------------|-----|-------|-------|

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 596 | 35,903 | 28,722 |
|-----------|-----|--------|--------|

Parcel Number: 45-006-203-013-16

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|                                                          |     |         |         |           |
|----------------------------------------------------------|-----|---------|---------|-----------|
| Common Wall: 1 Wall                                      | 1   | -3,126  | -2,501  |           |
| Door Opener                                              | 1   | 752     | 602     |           |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |           |
| Base Cost                                                | 624 | 46,719  | 37,375  |           |
| Storage Over Garage                                      | 624 | 13,285  | 10,628  |           |
| Door Opener                                              | 1   | 752     | 602     |           |
| Built-Ins                                                |     |         |         |           |
| Appliance Allow.                                         | 1   | 6,850   | 5,480   |           |
| Fireplaces                                               |     |         |         |           |
| Exterior 2 Story                                         | 1   | 11,786  | 9,429   |           |
| Local Cost Items                                         |     |         |         |           |
| GENERATOR                                                | 1   | 1       | 1       | *97% Good |
| Totals:                                                  |     | 637,344 | 509,875 |           |

Notes:

ECF (4203 SECTION - CORNER OF M22&amp; W DAY FOREST AREA) 2.200 =&gt; TCV: 1,121,725

|                                                                             |         |           |                |             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|----------------|-------------|---------|-----------|
| 2026 Est. T.C.V. 006-203-013-16                                             |         |           |                |             | =       | 1,219,791 |
| Est. TCV/Total Floor Area = 526.23, Most recent sale 08/31/2020 for 570,000 |         |           |                |             |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |           |
| 513,500                                                                     | 513,500 | 513,500   | 356,247        | 2.70        |         |           |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions | Tax Adjustment | Losses      |         |           |
| 0                                                                           | 96,400  | 0         | 9,618          | 0           |         |           |
| 2026 Assessed                                                               | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |           |
| 609,900                                                                     | 609,900 | 609,900   | 365,865        | 365,865     | 365,865 |           |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-203-014-00   | 2026 Est. T.C.V.    | BATTERSON W & N REAL ESTATE TRUST |
| Property Class: 401 |                     | 7929 S GLEN LAKE RD               |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L432 P46/96 L432 P47/96 L590 P833/01 L804 P552&573/04 L804 P987&998/04 PRT GOVT  
 LOT 4 SEC 3 BEG AT PT ON C/L HWY M-22 WHICH PT IS 498.7 FT S & 1117.9 FT E OF NW  
 COR SD SEC TH S 65 DEG 21' E 308.20 FT TO SHR GLEN LAKE TH ALG SHR S 39 DEG 48'  
 40" W 100.0 FT TH N 65 DEG 21' W 74.95 FT TH N 56 DEG 09' 40" W 209.50 FT TO C/L  
 M-22 TH ALG C/L N 24 DEG 32' 40" E 63.05 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| INFERIOR 8000/         | 87.67    | 300.00      | 1.0541 | 1.4310 | 8000       | 100   |              | 1,057,842 |
| 100 Actual Front Feet, | 0.56     | Total Acres |        |        | Total Est. |       | Land Value = | 1,057,842 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 280  | 50     | 7,427      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| BOAT HOIST                                          | 2,000.00 | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 16,927     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2122 SF Floor Area = 2122 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,061 |          |            |
| 1 Story | Siding   | Crawl Space | 1,061 |          |            |
| Total:  |          |             |       | 378,634  | 321,838    |

#### Other Additions/Adjustments

|                                         |      |         |        |
|-----------------------------------------|------|---------|--------|
| Basement Living Area                    | 2121 | 113,664 | 96,614 |
| Basement, Outside Entrance, Above Grade | 2    | 5,150   | 4,377  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 3 | 20,147 | 17,125 |

#### Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 10,880 | 9,248 |
| Water Well, 50 Feet | 1 | 3,418  | 2,905 |

#### Porches

|                      |     |        |       |
|----------------------|-----|--------|-------|
| CCP (1 Story)        | 85  | 3,349  | 2,847 |
| Foundation: Basement | 85  | 2,604  | 2,213 |
| WSEP (1 Story)       | 156 | 11,723 | 9,965 |
| WPP                  | 144 | 5,073  | 4,312 |
| WPP                  | 318 | 7,448  | 6,331 |

#### Garages

|                                                             |     |        |        |           |
|-------------------------------------------------------------|-----|--------|--------|-----------|
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |           |
| Base Cost                                                   | 480 | 25,440 | 24,931 | *98% Good |
| Door Opener                                                 | 1   | 672    | 659    |           |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished)   |     |        |        |           |
| Base Cost                                                   | 848 | 49,159 | 41,785 |           |
| Storage Over Garage                                         | 416 | 7,347  | 6,245  |           |
| Common Wall: 1 Wall                                         | 1   | -3,064 | -2,604 |           |
| Door Opener                                                 | 1   | 672    | 571    |           |

#### Built-Ins

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|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 3 | 11,927 | 10,138 |
|------------------|---|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 656,379 | 561,316 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,515,553

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-203-014-00 | = | 2,590,322 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1220.70

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,205,200               | 1,205,200 | 1,205,200 | 504,340      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 90,000    | 0         | 0            | 13,617         | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,295,200               | 1,295,200 | 1,295,200 | 517,957      | 517,957        | 279,697 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-203-015-00   | 2026 Est. T.C.V.    | HILL HAVEN COTTAGES LLC |
| Property Class: 201 |                     | 7982 S GLEN LAKE RD     |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L269 P172 L596 P384/01 PRT GOVT LOT 4 SEC 3 COM NW COR SEC TH S 144.6 FT TO C/L DAY FOREST RD TH ALG C/L S 62 DEG 27' E 56.38 FT S 57 DEG 45' E 319 FT S 30 DEG E 548.5 FT S 54 DEG 30' E 62.77 FT TO POB TH S 54 DEG 30' E ALG SD C/L 234.23 FT TH S 73 DEG 30' E ALG C/L 28.4 FT TH E ALG C/L 50 FT TO C/L M-22 IN ARC 4 DEG 20' CURVE BEAR NELY TH N 17 DEG 41' E ON CHD 194.89 FT TH N 65 DEG W 246.28 FT TH S 35 DEG 50' W 178.93 FT TO POB SEC 3 T28N R14W 1 A M/L.

## Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

| Description                                                     | Frontage     | Depth | Front      | Depth   | Rate | %Adj. | Reason                         | Value   |
|-----------------------------------------------------------------|--------------|-------|------------|---------|------|-------|--------------------------------|---------|
|                                                                 | 181.00       | 0.00  | 1.0000     | 1.0000  | 0    | 125   | CNR SITE SECTION               | 0       |
|                                                                 | 234.00       | 0.00  | 1.0000     | 1.0000  | 0    | 65    | SURPLUS: CNR SITE-LMTD VWS-CNR | 0       |
| 2000 COMM                                                       | \$7.75/SQFT  |       | 29926 SqFt | 7.75000 | 100  |       | CORNER GRANDFATHERED USE       | 231,924 |
| 2000 COMM                                                       | \$0/SQFT ROW |       | 7730 SqFt  | 0.00000 | 100  |       |                                | 0       |
| 2000 COMM                                                       | \$0/SQFT ROW |       | 5905 SqFt  | 0.00000 | 100  |       |                                | 0       |
| 415 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = |              |       |            |         |      |       |                                | 231,924 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 20.45 | 512  | 50     | 5,235      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 5,235      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2080 SF Floor Area = 2080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,080 |          |            |
| Total:  |          |             |       | 235,519  | 76,544     |

## Other Additions/Adjustments

## Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 3,794 | 1,233 |
|----------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 2 | 8,945 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 1,795 |

## Garages

Class: CD Exterior: Pole (Unfinished)

|             |      |        |       |
|-------------|------|--------|-------|
| Door Opener | 1    | 477    | 155   |
| Base Cost   | 1200 | 25,932 | 8,428 |

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 629 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 1,528 |
|------------------|---|-------|-------|

## Porches

|                |    |       |     |
|----------------|----|-------|-----|
| CGEP (1 Story) | 16 | 1,706 | 554 |
|----------------|----|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 288,530 | 93,773 |
|---------|---------|--------|

Notes: RESIDENCE

ECF (2201 COMMERCIAL) 2.000 => TCV: 187,546

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 384 SF Floor Area = 384 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 384  |          |            |
| Total:  |          |             |      | 53,143   | 17,271     |

## Other Additions/Adjustments

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 160 | 3,438 | 1,117 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 629 |

|         |        |        |
|---------|--------|--------|
| Totals: | 58,515 | 19,017 |
|---------|--------|--------|

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 38,034

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 384 SF Floor Area = 384 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 384  |          |            |
| Total:  |          |             |      | 53,143   | 17,271     |

## Other Additions/Adjustments

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 160 | 3,438 | 1,117 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 629 |

|         |        |        |
|---------|--------|--------|
| Totals: | 58,515 | 19,017 |
|---------|--------|--------|

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 38,034

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 384 SF Floor Area = 384 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 384  |          |            |
| Total:  |          |             |      | 53,143   | 17,271     |

## Other Additions/Adjustments

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 160 | 3,438 | 1,117 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 629 |

|         |        |        |
|---------|--------|--------|
| Totals: | 58,515 | 19,017 |
|---------|--------|--------|

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 38,034

Parcel Number: 45-006-203-015-00

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Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 268 SF Floor Area = 268 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 268    |          |            |
|         |          |             | Total: | 38,097   | 12,382     |

## Other Additions/Adjustments

|              |  |  |    |       |     |
|--------------|--|--|----|-------|-----|
| Deck         |  |  |    |       |     |
| Treated Wood |  |  | 78 | 2,141 | 696 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 629 |

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Totals: |  |  |  | 42,172 | 13,707 |
|---------|--|--|--|--------|--------|

Notes:

|                                     |        |
|-------------------------------------|--------|
| ECF (2201 COMMERCIAL) 2.000 => TCV: | 27,414 |
|-------------------------------------|--------|

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Cost Est. for Res. Bldg: 6 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 268 SF Floor Area = 268 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 268    |          |            |
|         |          |             | Total: | 38,097   | 12,382     |

## Other Additions/Adjustments

|              |  |  |    |       |     |
|--------------|--|--|----|-------|-----|
| Deck         |  |  |    |       |     |
| Treated Wood |  |  | 66 | 1,976 | 642 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 629 |

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Totals: |  |  |  | 42,007 | 13,653 |
|---------|--|--|--|--------|--------|

Notes:

|                                     |        |
|-------------------------------------|--------|
| ECF (2201 COMMERCIAL) 2.000 => TCV: | 27,306 |
|-------------------------------------|--------|

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2026 Est. T.C.V. 006-203-015-00 = 593,527

Est. TCV/Total Floor Area = 157.52, Most recent sale 01/03/2020 for 165,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 264,000                 | 264,000 | 264,000   | 250,177        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 32,800  | 0         | 6,754          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 296,800                 | 296,800 | 296,800   | 256,931        | 256,931     | 141,312 |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-016-00   | 2026 Est. T.C.V.    | KRAMPS JOAN H        |
| Property Class: 401 |                     | 7875 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DC L818 P408 L818 P410/04 PRT GOVT LOT 4 SEC 3 BEG AT MEANDER COR ON SHR GLEN LAKE AT E END OF N SEC LN TH W 141 FT TO C/L ST RD M-22 TH S 24 DEG 30' W ALG C/L 445.8 FT TH S 65 DEG 20' E 297.32 FT TO SHR GLEN LAKE TH N 18 DEG 04' E ALG SHR 85.83 FT TH N 27 DEG 20' E ALG SHR 64.9 FT TH N 28 DEG 54' E ALG SHR 99.6 FT TH N 5 DEG 44' W ALG SHR 193.4 FT TH N 15 DEG W ALG SHR 115.2 FT TO POB SEC 3 T28N R14W. 2.87 A.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |                                   | 445.8 RD 558.73 LK |                                         |
|-----------------------------------------|----------|-------------|-----------------------------------|--------------------|-----------------------------------------|
| Description                             | Frontage | Depth       | Front                             | Depth              | Rate %Adj. Reason Value                 |
| INFERIOR 8000/                          | 400.00   | 220.20      | 0.5500                            | 1.3451             | 8000 100 2,367,355                      |
| GROUP A 21000                           | 45.80    | 220.20      | 0.7306                            | 0.7489             | 21000 50 SURPLUS: ZONING 100 ft 263,118 |
| 446 Actual Front Feet, 2.25 Total Acres |          |             | Total Est. Land Value = 2,630,473 |                    |                                         |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 400  | 50     | 10,610     |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 18,110     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1954

(11) Heating System: Heat Pump  
 Ground Area = 2636 SF Floor Area = 2636 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,842  |          |            |
| 1 Story | Siding   | Basement    | 794    |          |            |
|         |          |             | Total: | 465,212  | 302,389    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 42 | 1,339 | 870 |
|-----|----|-------|-----|

##### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 480 | 27,850 | 18,102 |
| No Concrete Floor                                           | 240 | -1,932 | -1,256 |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 672 | 35,166 | 22,858 |
| Door Opener                                                 | 2   | 1,343  | 873    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,496 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 565,278 | 367,430 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-203-016-00

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ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 992,062

|                                     |                |           |              |                |           |  |
|-------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-203-016-00     |                |           |              | =              | 3,640,645 |  |
| Est. TCV/Total Floor Area = 1381.12 |                |           |              |                |           |  |
| 2025 Assessed                       | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,644,100                           | 1,644,100      | 1,644,100 | 577,056      | 2.70           |           |  |
| 2026 New                            | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                   | 176,200        | 0         | 0            | 15,580         | 0         |  |
| 2026 Assessed                       | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,820,300                           | 1,820,300      | 1,820,300 | 592,636      | 592,636        | 592,636   |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-203-017-00   | 2026 Est. T.C.V.    | MILLENIUM TRUST FBO MURPHY EDWARD |
| Property Class: 401 |                     | 7911 S GLEN LAKE RD               |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

GA 52-1 DC L442 P245 L448 P206 L461 P323PART OF GOVT LT 4 COM AT MEANDER COR ON SHORE GLEN LK AT E END N LINE LOT 4 TH W 141.51 FT C/L HWY M 22 TH SWLY ON C/L 445.8 FT TO P.O.B. TH S 24DEG 30' W 100 FT TH S 65DEG 20' E 308.6 FT TO SHORE TH N 18DEG 04' E ON SHR 100.67 FT M/L TO PT S 65DEG 20' W OF POB TH N 65DEG 20' E 297.32 FT TO POB SEC 3 T28N R14W .69 A M/L.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| INFERIOR 8000/         | 100.00   | 300.00      | 1.0000 | 1.4310 | 8000       | 100          |        | 1,144,775 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 1,144,775 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 132  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 1500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1966

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1568 SF Floor Area = 1568 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Brick    | Basement   | 1,568  |          |            |
|         |          |            | Total: | 271,049  | 176,207    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1568 | 30,325 | 19,711 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,808  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 280 | 16,901 | 10,986 |
|----------------|-----|--------|--------|

#### Garages

Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 25,201 | 16,381 |
| Common Wall: 1 Wall | 1   | -3,030 | -1,969 |
| Door Opener         | 1   | 537    | 349    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 6,940 |
|------------------|---|--------|-------|

Totals: 373,855 243,033

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 656,189

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2026 Est. T.C.V. 006-203-017-00 = 1,805,964  
 Est. TCV/Total Floor Area = 1151.76, Most recent sale 07/07/1997 for 450,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 815,000       | 815,000 | 815,000 | 410,343      | 2.70 |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 88,000         | 0    | 0         | 11,079         | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 903,000       | 903,000 | 903,000 | 421,422 | 421,422     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-018-00   | 2026 Est. T.C.V.    | TMC VENTURE I LLC    |
| Property Class: 201 |                     | 8137 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L322 P106-108 L416 P313-315/96 PRT GOVT LOT 4, SEC 3 T28N R14W GLEN ARBOR TWP  
 LEELANAU COUNTY MI DESC AS COM NW SEC COR TH E 50 FT TH S 170.53 FT TO C/L DAY  
 FOREST RD TH ALG C/L FOLLOWING (4) COURSES: S 57 DEG 45' E 319 FT, S 30 DEG E  
 548 FT, S 54 DEG 30' E 297 FT & S 84 DEG 13' 40" E 77.65 FT TO C/L ST HWY M-22  
 TH ALG C/L M-22 ON THE CHORD OF A CURVE TO THE LEFT S 04 DEG 40' 30" W 364.10 FT  
 S 00 DEG 18' 30" W 35.24 FT CONTINUING ALONG SAID CENTERLINE THENCE S 07 DEG  
 07' 40" E 218.45 FT ALONG C/L TO POB TH S 07 DEG 07' 40" E 106.25 FT TH N 89 DEG  
 45' 30" E 78.65 FT ALONG THE S LINE OF GOV LOT 4 TO A POINT ON A SHORLINE  
 TRAVERSE OF GLEN LAKE TH N 11 DEG 20' 45" W 112.69 FT ALONG SAID SHORLINE  
 TRAVERSE LINE TH S 85 DEG 34' 20" W 69.87 FT TO A POINT ON THE CENTERLINE OF  
 (M-22) AND THE POB. .18A M/L SUBJECT TO R-O-W OF M-22 OVER THE WESTERLY PORTION  
 THEREOF. SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS IF ANY.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth | Front  | Depth  | Rate  | %Adj. | Reason                     | Value                             |
|-----------------------------------------|----------|-------|--------|--------|-------|-------|----------------------------|-----------------------------------|
| GROUP A 21000                           | 26.34    | 69.58 | 1.0000 | 0.5615 | 21000 | 110   | COMMERCIAL USE - ALLOWANCE | 341,707                           |
| INFERIOR 8000/                          | 86.34    | 69.58 | 0.9533 | 1.0683 | 8000  | 100   |                            | 703,515                           |
| 113 Actual Front Feet, 0.18 Total Acres |          |       |        |        |       |       |                            | Total Est. Land Value = 1,045,222 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 45.58    | 2250 | 75     | 76,916     |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 81,916     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,280  |          |            |
|         |          |            | Total: | 178,281  | 57,942     |

#### Other Additions/Adjustments

##### Exterior

|                                         |    |       |     |
|-----------------------------------------|----|-------|-----|
| Stone Veneer                            | 72 | 2,419 | 786 |
| Basement, Outside Entrance, Below Grade | 1  | 2,338 | 760 |

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 393   |
| 3 Fixture Bath     | 1 | 3,794 | 1,233 |
| 2 Fixture Bath     | 1 | 2,552 | 829   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 1,454 |
| Water Well, 100 Feet | 1 | 5,522 | 1,795 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 120 | 3,170 | 1,030 |
| WPP | 552 | 8,793 | 2,858 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 629 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 1,855 |
|------------------|---|-------|-------|

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Totals: 220,193 71,564

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 143,128

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

Costs are taken from the Stores - Discount cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 48

Overall Building Height: 8

Base Rate for Upper Floors = 107.90

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 26.34 100%

Adjusted Square Foot Cost for Upper Floors = 134.24

Total Floor Area: 288 Base Cost New of Upper Floors = 38,662

Reproduction/Replacement Cost = 38,662

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /50 /100/100/22.0

Total Depreciated Cost = 8,506

Unit in Place Items

/CI11/AGFS/SW/1000

Rate Quantity Arch %Good

10712.00 1 1.00 98 Depr.Cost

Depr.Cost

10,498

ECF (2201 COMMERCIAL)

1.750 =&gt; TCV of Bldg: 1 = 33,256

Replacement Cost/Floor Area= 171.44 Est. TCV/Floor Area= 115.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,256

2026 Est. T.C.V. 006-203-018-00 = 1,303,522

Est. TCV/Total Floor Area = 831.33, Most recent sale 10/03/2008 for 550,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

579,200 579,200 579,200 431,478 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 72,600 0 0 11,649 0

2026 Assessed MBOR S.E.V. Capped -&gt;Taxable&lt;- PRE/MBT

651,800 651,800 651,800 443,127 443,127 0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-203-018-10   | 2026 Est. T.C.V.    | NIGHTINGALE TRUST & WALTON TRUST |
| Property Class: 401 |                     | 8055 S GLEN LAKE RD              |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L177 P633 L247 P771/84 L432 P635/96 L643 P600/02 PRT GOVT LOT 4 SEC 3 COM NW SEC  
 COR TH E ALG N SEC LN 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L S 57  
 DEG 45' E 319 FT S 30 DEG E 548 FT S 54 DEG 30' E 297 FT & S 84 DEG 13' E 77.65  
 FT TO C/L HWY M-22 TH ALG C/L ON CHORD OF CURVE S 07 DEG 16' 40" W 263.18 FT TO  
 POB TH S 83 DEG 02' E 94.17 FT TO SHR GLEN LAKE TH ALG SHR 06 DEG 58' W 100 FT  
 TH N 83 DEG 02' W 80.57 FT TO C/L M-22 TH N 100.92 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        | HOLDING TANKS |            |                                 |
|-----------------------------------------|----------|-------------|--------|---------------|------------|---------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth         | Rate %Adj. | Reason Value                    |
| INFERIOR 8000/                          | 100.00   | 74.05       | 1.0000 | 1.0817        | 8000 100   | 865,373                         |
| 100 Actual Front Feet, 0.17 Total Acres |          |             |        |               |            | Total Est. Land Value = 865,373 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,943      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 510 SF Floor Area = 1020 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 510  |          |            |
| Total:  |          |             |      | 140,277  | 119,245    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 285 | 5,466 | 4,646 |
|-----|-----|-------|-------|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 32 | 1,426 | 1,212 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 162,016 | 137,723 |
|---------|---------|---------|

Notes: 8071

ECF (4080 BIG GLEN) 2.700 => TCV: 371,852

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 662 SF Floor Area = 662 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 662  |          |            |

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|                             |         |         |        |
|-----------------------------|---------|---------|--------|
|                             | Total:  | 97,237  | 58,343 |
| Other Additions/Adjustments |         |         |        |
| Porches                     |         |         |        |
| WPP                         | 456     | 8,272   | 4,963  |
| Built-Ins                   |         |         |        |
| Appliance Allow.            | 1       | 2,767   | 1,660  |
|                             | Totals: | 108,276 | 64,966 |

Notes: 8055

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 175,408

2026 Est. T.C.V. 006-203-018-10 = 1,415,576

Est. TCV/Total Floor Area = 841.60, Most recent sale 08/18/1973 for 29,900

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 641,800       | 641,800        | 641,800 | 189,386      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 66,000         | 0       | 0            | 5,113          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 707,800       | 707,800        | 707,800 | 194,499      | 194,499        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-018-20   | 2026 Est. T.C.V.    | TMC VENTURE I LLC    |
| Property Class: 401 |                     | 8097 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L294 P507/88 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L AS FOLLOWS: S 57 DEG 45' E 319 FT, S 30 DEG E 548 FT, S 54 DEG 30' E 297 FT & S 84 DEG 13' 40" E 77.65 FT TO C/L ST HWY M-22 TH ALG C/L ON CHORD OF CURVE TO LEFT S 04 DEG 40' 30" W 364.10 FT FOR POB TH CONT ON C/L S 00 DEG 18' 30" W 35.24 FT & S 07 DEG 07' 40" E 218.45 FT TH N 85 DEG 34' 20" E 69.87 FT TO SHR GLEN LAKE TH ALG SHR N 04 DEG 34' 10" W 237.88 FT TH N 83 DEG 02' W 78.18 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason          | Value                           |
|-----------------------------------------|----------|-------|--------|--------|------|-------|-----------------|---------------------------------|
| INFERIOR 8000/                          | 100.00   | 57.65 | 0.7070 | 1.0289 | 8000 | 100   |                 | 581,977                         |
| INFERIOR 8000/                          | 137.90   | 57.65 | 0.7070 | 1.0289 | 8000 | 50    | SURPLUS: ZONING | 100 ft 401,267                  |
| 238 Actual Front Feet, 0.32 Total Acres |          |       |        |        |      |       |                 | Total Est. Land Value = 983,244 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 1400 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1470 SF Floor Area = 2940 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Slab       | 1,470 |          |            |
| Total:  |          |            |       | 323,791  | 226,655    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 5 | 7,253  | 5,077  |
| 3 Fixture Bath     | 4 | 18,267 | 12,787 |
| 2 Fixture Bath     | 1 | 3,056  | 2,139  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (2 Story) | 144 | 17,001 | 11,901 |
| WPP            | 245 | 5,319  | 3,723  |

##### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 5 | 13,833 | 9,683 |
|------------------|---|--------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 6,649 | 4,654 |
| Direct-Vented Gas | 2 | 6,044 | 4,231 |

Totals: 411,842 288,290

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 778,383

2026 Est. T.C.V. 006-203-018-20 = 1,766,627

Est. TCV/Total Floor Area = 600.89, Most recent sale 01/06/2021 for 955,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 806,200       | 806,200 | 806,200 | 519,915      | 2.70 |

Parcel Number: 45-006-203-018-20

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 77,100         | 0       | 0         | 14,037         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 883,300  | 883,300        | 883,300 | 533,952   | 533,952        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-019-00   | 2026 Est. T.C.V.    | HAWLEY FAMILY TRUST  |
| Property Class: 401 |                     | 6831 W DAY FOREST RD |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L265 P241/86 L279 P695/87 L311 P142/90 PRT GOVT LOT 4 SEC 3 COM AT NW COR TH E  
 ALG N LN 50.00 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L S 57 DEG 45' E  
 319.00 FT, S 30 DEG E 548.00 FT & S 54 DEG 30' E 111.53 FT FOR POB TH S 27 DEG  
 17' 30" W 272.91 FT TO SHR GLEN LAKE TH S 42 DEG 11' 30" E ALG SHR 206.77 FT TH  
 N 25 DEG 29' 30" E 319.05 FT TO C/L DAY FOREST RD TH ALG C/L N 54 DEG 30' W  
 185.47 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 198.31 | 0.8412 | 0.8528 | 14500 | 100   |                        | 1,040,199                         |
| GROUP A 14500                           | 99.67    | 198.31 | 0.8412 | 0.8528 | 14500 | 50    | SURPLUS: ZONING 100 ft | 518,383                           |
| 200 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |                        | Total Est. Land Value = 1,558,582 |

#### Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 47.90 | 40   | 50     | 958        |
| Wood Frame        | 24.19 | 288  | 50     | 3,483      |
| Wood Frame        | 29.02 | 108  | 50     | 1,567      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 11,008     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1747 SF Floor Area = 3098 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,351  |          |            |
| 1 Story | Siding   | Crawl Space | 396    |          |            |
|         |          |             | Total: | 367,501  | 238,893    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,177 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 342 | 20,065 | 13,042 |
| WCP (1 Story)  | 224 | 9,260  | 6,019  |
| WCP (1 Story)  | 136 | 6,566  | 4,268  |
| CCP (1 Story)  | 192 | 5,462  | 3,550  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,408 | 4,165 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 819  | 14,464 | 9,402  |
| Door Opener         | 3    | 2,015  | 1,310  |
| Base Cost           | 1092 | 59,732 | 38,826 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Parcel Number: 45-006-203-019-00

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## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 5,338 | 3,470 |
| Wood Stove        | 1 | 2,552 | 1,659 |
| Direct-Vented Gas | 2 | 6,044 | 3,929 |

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 537,165 349,176

Notes: 6831

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 942,775

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1900

(11) Heating System: Electric Baseboard

Ground Area = 865 SF Floor Area = 865 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 865  |          |            |
| Total:  |          |             |      | 123,574  | 80,322     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| Separate Shower    | 1 | 1,336 | 868   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,659 |
|------------|---|-------|-------|

## Deck

|              |      |        |       |
|--------------|------|--------|-------|
| Treated Wood | 1057 | 13,730 | 8,924 |
|--------------|------|--------|-------|

Totals: 149,977 97,484

Notes: BEACH HOUSE

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 263,206

2026 Est. T.C.V. 006-203-019-00 = 2,775,571

Est. TCV/Total Floor Area = 700.37, Most recent sale 05/23/1990 for 235,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,365,100     | 1,365,100      | 1,365,100 | 502,856      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 22,700         | 0         | 0            | 13,577         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,387,800     | 1,387,800      | 1,387,800 | 516,433      | 516,433        | 459,625 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-203-019-10   | 2026 Est. T.C.V.    | LEISER DAVID M & DAWN L |
| Property Class: 401 |                     | 6839 W DAY FOREST RD    |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L264 P218 L324 P109 L337 P918/92 L266 P216 PRT GOVT LOT 4 COM NW SEC COR TH E 50  
 FTTH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L AS FOLLOWS S 57 DEG 45' E 319  
 FTS 30 DEG E 548.00 FT & S 54 DEG 30' E 22.50 FT FOR POB TH CONT ALG C/L S 54  
 DEG 30' E 89.03 FT TH S 27 DEG 17' 30" W 272.91 FT TO SHR GLEN LAKE TH ALG SHR N  
 34 DEG 16' 20" W 100 FT TH N 27 DEG 17' 30" E 241.08 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 260.00 | 1.0000 | 0.9125 | 14500 | 100   |                         | 1,323,133 |
| 100 Actual Front Feet, 0.60 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,323,133 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value |
|-----------------------------------|-------|------|--------|------------|
| Dock: Light posts                 | 47.90 | 320  | 0      | 0          |
| Wood Frame                        | 31.13 | 90   | 50     | 1,401      |
| Total Estimated Land Improvements |       |      |        | 1,401      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1755 SF Floor Area = 2340 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.75 Story | Siding   | Basement    | 780  |          |            |
| 1 Story    | Siding   | Crawl Space | 109  |          |            |
| 1 Story    | Siding   | Basement    | 336  |          |            |
| 1 Story    | Siding   | Slab        | 530  |          |            |
|            |          | Total:      |      | 319,413  | 255,532    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1116 | 21,583 | 17,266 |
| Basement, Outside Entrance, Below Grade | 2    | 5,562  | 4,450  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 7,602 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 360 | 6,552 | 5,242 |
| WPP           | 360 | 6,552 | 5,242 |
| WCP (1 Story) | 35  | 2,693 | 2,154 |
| WPP           | 36  | 1,900 | 1,520 |
| WPP           | 113 | 3,401 | 2,721 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 113 | 2,765 | 2,212 |
| Treated Wood | 360 | 5,987 | 4,790 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 536 | 27,920 | 22,336 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,112 |
| Door Opener         | 2   | 1,075  | 860    |

#### Built-Ins

Parcel Number: 45-006-203-019-10

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|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 434,520 | 347,619 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 938,571

2026 Est. T.C.V. 006-203-019-10 = 2,263,105

Est. TCV/Total Floor Area = 967.14, Most recent sale 03/06/1992 for 263,000

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 1,109,800     | 1,109,800  | 1,109,800 | 393,948      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 21,800     | 0         | 0            | 10,636         | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,131,600     | 1,131,600  | 1,131,600 | 404,584      | 404,584        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-020-01   | 2026 Est. T.C.V.    | KISH ELAINE M TRUST  |
| Property Class: 401 |                     | 6847 W DAY FOREST RD |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

2020004095 DECLARATION OF LOT CONSOLIDATION. A PARCEL OF LAND IN SECTION 3, T28N R14W, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT A POINT 559.21 FEET SOUTH AND 445.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 3 (RECORDED AS 564.29 FEET SOUTH AND 446.15 FEET EAST); THENCE SOUTH 30° 13'14" EAST, 109.22 FEET ALONG THE CENTERLINE OF DAY FOREST ROAD TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 30°00'00" EAST, 109.36 FEET (RECORDED AS 109.24 FEET); THENCE S27° 14'02"W 224.03 FEET (RECORDED AS S27° 15'00"W 224.25 FEET) TO A TRAVERSE LINE ALONG THE SHORE OF LITTLE GLEN LAKE; THENCE ALONG SAID SHORELINE TRAVERSE, NORTH 39°29'08" WEST, 100.18 FEET (RECORDED AS NORTH 39°30'00" WEST 100.00 FEET); THENCE NORTH 27° 14'59" EAST, 243.62 FEET (RECORDED AS NORTH 27° 14'50" EAST 244.12 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.49 ACRE OF LAND. INCLUDING THE LANDS BETWEEN THE SIDELINES OF THE ABOVE DESCRIBED PARCEL EXTENDED TO THE WATERS EDGE OF GLEN LUKE. SUBJECT TO THE RIGHT OF WAY OF DAY FORE ST ROAD. SUBJECT TO AND TOGETHER WITH ALL OTHER AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY., COMBINED ON 10/27/2020 FROM 006-203-020-10, 006-203-020-00;

Split/Comb. on 10/27/2020 completed 10/27/2020 TIM COMBINE 50' SPLITS INTO ONE LOT;  
 Parent Parcel(s): 006-203-020-10, 006-203-020-00;  
 Child Parcel(s): 006-203-020-01;  
 -----

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 14500                           | 100.18   | 213.06 | 0.9996 | 0.8682 | 14500      | 100   |              | 1,260,583 |
| 100 Actual Front Feet, 0.49 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,260,583 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 200  | 0      | 0          |
| Wood Frame            | 28.51 | 120  | 97     | 3,318      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 0.00 | 0    | 95     | 1,425      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 4,743      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2554 SF Floor Area = 4630 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,554 |          |            |
| 1 Story    | Siding   | Overhang    | 161   |          |            |
|            |          | Total:      |       | 673,329  | 666,594    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CPP           | 238 | 5,541  | 5,486  |
| CCP (1 Story) | 335 | 11,551 | 11,435 |
| CCP (1 Story) | 67  | 2,696  | 2,669  |

Parcel Number: 45-006-203-020-01

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|                                                           |      |         |         |            |
|-----------------------------------------------------------|------|---------|---------|------------|
| CGEP (1 Story)                                            | 231  | 19,642  | 19,446  |            |
| Garages                                                   |      |         |         |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |      |         |         |            |
| Common Wall: 1 Wall                                       | 1    | -3,064  | -3,033  |            |
| Door Opener                                               | 4    | 2,686   | 2,659   |            |
| Base Cost                                                 | 1214 | 66,406  | 65,742  |            |
| Built-Ins                                                 |      |         |         |            |
| Appliance Allow.                                          | 1    | 3,976   | 3,936   |            |
| Fireplaces                                                |      |         |         |            |
| Prefab 2 Story                                            | 1    | 4,533   | 4,488   |            |
| Direct-Vented Gas                                         | 1    | 4,399   | 4,355   |            |
| Local Cost Items                                          |      |         |         |            |
| GENERATOR                                                 | 1    | 1       | 1       | *100% Good |
| Totals:                                                   |      | 818,479 | 810,294 |            |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,187,794

|                                    |           |           |              |                |           |  |
|------------------------------------|-----------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-203-020-01    |           |           |              | = 3,453,120    |           |  |
| Est. TCV/Total Floor Area = 745.81 |           |           |              |                |           |  |
| 2025 Assessed                      | MBOR      | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,669,100                          | 1,669,100 | 1,669,100 | 1,043,591    | 2.70           |           |  |
| 2026 New Eq. Adjustment            | Loss      |           | Additions    | Tax Adjustment | Losses    |  |
| 0                                  | 57,500    | 0         | 0            | 28,176         | 0         |  |
| 2026 Assessed                      | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,726,600                          | 1,726,600 | 1,726,600 | 1,071,767    | 1,071,767      | 1,071,767 |  |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-203-021-00   | 2026 Est. T.C.V.    | NOVAK ROBERT JOHN REVOCABLE TRUST |
| Property Class: 401 |                     | 6843 W DAY FOREST RD              |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                  |

L266 P769 L456 P093 L517 P592/99 L817 P982/04 PRT GOVT LOT 4 SEC 3 BEG AT PT ON  
 C/L HWY 555.38 FT E & 753.47 FT S OF NW COR SEC 3 TH S 30 DEG E ON C/L 77.33 FT  
 TH S 55 DEG 18' E ON C/L 22.50 FT TH S 27 DEG 15' W 228.05 FT TO SHR GLEN LAKE  
 TH N 33 DEG 40' W ON SHR 100 FT TH N 27 DEG 15' E 224.25 FT TO POB SEC 3 T28N  
 R14W .45 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 226.00 | 1.0000 | 0.8811 | 14500 | 100   |                         | 1,277,578 |
| 100 Actual Front Feet, 0.52 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,277,578 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 192  | 0      | 0          |
| D/W/P: 4in Concrete   | 7.10  | 242  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 300  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 1500 | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 313  | 0      | 0          |
| Wood Frame            | 24.32 | 275  | 50     | 3,344      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00  | 1    | 100    | 5,000      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 18,344     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1531 SF Floor Area = 1531 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,240 |          |            |
| 1 Story | Siding   | Crawl Space | 116   |          |            |
| 1 Story | Siding   | Basement    | 175   |          |            |
|         |          | Total:      |       | 251,512  | 176,076    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1415 | 27,366 | 13,683 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,947  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 528 | 9,557 | 6,690 |
| WCP (1 Story) | 72  | 4,294 | 3,006 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 390 | 6,306 | 4,414 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 572 | 24,276 | 16,993 |
| Door Opener | 1   | 537    | 376    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 16,049 | 11,234 |
|------------------|---|--------|--------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 365,148 | 250,148 |
|---------|--|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 675,400

---

2026 Est. T.C.V. 006-203-021-00 = 1,971,322

Est. TCV/Total Floor Area = 1287.60, Most recent sale 02/04/2004 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 971,900                 | 971,900 | 971,900   | 403,730        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 13,800  | 0         | 10,900         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 985,700                 | 985,700 | 985,700   | 414,630        | 414,630     | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-203-022-00   | 2026 Est. T.C.V.    | KASPEREK MICHAEL A & MARY E |
| Property Class: 401 |                     | 6849 W DAY FOREST RD        |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

L149 P225/69 L396 P501/94 DC L400 P950 L410 P486/95 L412 P849/95 L556 P194/00  
 L764 P180/03 FOR 2005 INTEREST COMBINED (REF: 006-203-022-50) PRT OF GOVT LOT 4  
 SEC 3 COM AT PT ON C/L OF PUBLIC RD 446.15 FT E & 564.29 FT S OF NW COR SD SEC  
 TH S 30 DEG 00' E ALG SD C/L 109.225 FT TO POB TH RETURN ALG SD C/L N 30 DEG 00'  
 W 109.225 FT TH S 27 DEG 15' W 263.5 FT TH S 39 DEG 30' E ALG SD SHR 100.00 FT  
 TH NELY TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| GROUP A 14500          | 100.00   | 250.00      | 1.0000 | 0.9036 | 14500      | 100          |        | 1,310,223 |
| 100 Actual Front Feet, | 0.57     | Total Acres |        |        | Total Est. | Land Value = |        | 1,310,223 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 800  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 10.45 | 800  | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 180  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 95     | 7,125      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,125      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 2127 SF Floor Area = 3848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,127 |          |            |
| 1 Story   | Siding   | Overhang    | 658   |          |            |
|           |          | Total:      |       | 528,304  | 486,040    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,965  |
| 3 Fixture Bath     | 2 | 13,432 | 12,357 |
| 2 Fixture Bath     | 1 | 4,500  | 4,140  |
| Separate Shower    | 1 | 2,720  | 2,502  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,098 |
| Water Well, 100 Feet | 1 | 6,514 | 5,993 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 266 | 24,770 | 22,788 |
| WGEP (1 Story) | 204 | 20,496 | 18,856 |
| WPP            | 204 | 6,242  | 5,743  |
| WCP (1 Story)  | 154 | 9,302  | 8,558  |
| WCP (1 Story)  | 189 | 10,801 | 9,937  |
| WCP (1 Story)  | 66  | 5,149  | 4,737  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 778 | 46,081 | 42,395 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,819 |
| Door Opener         | 1   | 672    | 618    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,658 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-203-022-00

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|                  |   |         |         |           |
|------------------|---|---------|---------|-----------|
| Prefab 1 Story   | 1 | 3,667   | 3,374   |           |
| Local Cost Items |   |         |         |           |
| GENERATOR        | 1 | 1       | 1       | *95% Good |
| Totals:          |   | 691,240 | 635,941 |           |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,717,041

2026 Est. T.C.V. 006-203-022-00 = 3,034,389  
 Est. TCV/Total Floor Area = 788.56, Most recent sale 12/02/2013 for 500,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,483,200               | 1,483,200 | 1,483,200 | 791,697        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 34,000    | 0         | 21,375         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,517,200               | 1,517,200 | 1,517,200 | 813,072        | 813,072     | 813,072 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-203-023-00   | 2026 Est. T.C.V.    | MCDERMOTT A & MURRAY M TRUSTS |
| Property Class: 401 |                     | 8044 S GLEN LAKE RD           |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L227 P177 L306 P597&598/89 L247 P434 PRT GOVT LOT 4 COM NW COR OF SEC 3 TH ALG N  
 SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG45" E  
 319 FT TH S 30 DEG 00' E 548 FT TH S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16  
 FT TO SLY R/W OF DAY FOREST RD & FOR POB TH S 25 DEG 41' W 285.41 FTTTO SHR  
 LITTLE GLEN LK TH ALG SD SHR S 33 DEG 52' E 92.15 FT TH N 39 DEG 14' 40" E 71.74  
 FT TH N 67 DEG 17'10"E 43.14 FT TO WLY R/W ST HWY M-22 TH ALG SD R/W N 06 DEG  
 52'50" E 251.30 FT TO SLY R/W DAY FOREST RD TH ALG SD R/W N 74 DEG 22'W 44.59 FT  
 TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                          | 92.00    | 285.00 | 1.0211 | 0.9337 | 14500 | 100   |        | 1,271,781                         |
| 92 Actual Front Feet, 0.60 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,271,781 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1288 SF Floor Area = 2091 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement    | 1,071 |          |            |
| 1 Story    | Siding   | Crawl Space | 217   |          |            |
| Total:     |          |             |       | 337,593  | 270,074    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 229 | 19,518 | 15,614 |
| WCP (1 Story)  | 40  | 3,588  | 2,870  |
| WCP (1 Story)  | 212 | 11,671 | 9,337  |
| WCP (2 Story)  | 105 | 8,319  | 6,655  |
| WPP            | 223 | 6,507  | 5,206  |

##### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 398 | 6,770 | 2,708 | *40% Good |
|--------------|-----|-------|-------|-----------|

##### Balcony

|              |    |       |     |           |
|--------------|----|-------|-----|-----------|
| Wood Balcony | 38 | 2,074 | 415 | *20% Good |
| Wood Balcony | 35 | 1,911 | 382 | *20% Good |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Storage Over Garage   | 912  | 16,106 | 12,885 |
| Common Wall: 1/2 Wall | 1    | -1,532 | -1,226 |
| Door Opener           | 2    | 1,343  | 1,074  |
| Base Cost             | 1054 | 57,654 | 46,123 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |
|----------------------|---|-------|-------|

##### Built-Ins

Parcel Number: 45-006-203-023-00

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|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 3,976   | 3,181   |
| Fireplaces       |   |         |         |
| Exterior 2 Story | 1 | 10,342  | 8,274   |
| Totals:          |   | 507,922 | 401,238 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,083,343

|                                     |           |           |              |                |           |
|-------------------------------------|-----------|-----------|--------------|----------------|-----------|
| 2026 Est. T.C.V. 006-203-023-00     |           |           |              | =              | 2,360,124 |
| Est. TCV/Total Floor Area = 1128.71 |           |           |              |                |           |
| 2025 Assessed                       | MBOR      | S.E.V.    | Base for Cap | IRM            |           |
| 1,154,700                           | 1,154,700 | 1,154,700 | 328,954      | 2.70           |           |
| 2026 New Eq. Adjustment             | Loss      |           | Additions    | Tax Adjustment | Losses    |
| 0                                   | 25,400    | 0         | 0            | 8,881          | 0         |
| 2026 Assessed                       | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 1,180,100                           | 1,180,100 | 1,180,100 | 337,835      | 337,835        | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-023-10   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 201 |                     | S GLEN LAKE RD       |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L222 P222/81 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT TH S 30 DEG 00' E 548 FT TH S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16FT TO SLY R/W DAY FOREST RD TH CONT S 25 DEG 41' W 285.41 FT TO SHR LITTLE GLEN LAKE TH ALG SD SHR S 33 DEG 52' E 92.15 FT & S 24 DEG 05' 10" E 111.19 FT & S 15 DEG 45' E 138.81 FT FOR POB TH S 15 DEG 45' E 136.69 FT TH DUE EAST 7.30 FT TO WLY R/W HWY M-22 TH ALG SD R/W N 07 DEG 29' 50" W 136.07 FT TH S 82 DEG 49' 55" W 26.82 FT TO POB SEC 3 T28N R14W.

# Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

|                                                                |          | * Factors * |        | GREEN AREA PARK |            |              |
|----------------------------------------------------------------|----------|-------------|--------|-----------------|------------|--------------|
| Description                                                    | Frontage | Depth       | Front  | Depth           | Rate %Adj. | Reason Value |
| GROUP A 14500                                                  | 16.50    | 135.00      | 1.5690 | 0.7746          | 14500 100  | 290,775      |
| 17 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = |          |             |        |                 |            | 290,775      |

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-203-023-10  | =           | 0         |
| Est. TCV/Total Floor Area = 0.00 |             |           |
| 2025 Assessed                    | MBOR        | S.E.V.    |
| 0                                | 0           | 0         |
| Base for Cap                     | IRM         |           |
| 0                                | 2.70        |           |
| 2026 New Eq. Adjustment          | Loss        | Additions |
| 0                                | 0           | 0         |
| Tax Adjustment                   | Losses      |           |
| 0                                | 0           |           |
| 2026 Assessed                    | MBOR        | S.E.V.    |
| 0                                | 0           | 0         |
| Capped                           | ->Taxable<- | PRE/MBT   |
| 0                                | 0           | 0         |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-203-023-20   | 2026 Est. T.C.V.    | KOMENDERA DAVID J & GAIL A |
| Property Class: 401 |                     | 8088 S GLEN LAKE RD        |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L248 P62 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16 FT TO SLY R/W DAY FOREST RD TH S 25 DEG 41' W 285.41 FT TO SHR LITTLE GLEN LAKE TH ALG SHR S 33 DEG 52' E 92.15 FT TO POB TH CONT ALG SD SHR S 24 DEG 05' 10" E 111.19 FT & S 15 DEG 45' E 138.81 FT TH N 82 DEG 49' 55" E 26.86 FT TO WLY R/W ST HWY M-22 TH ALG SD R/W N 04 DEG 36' 50" W 304.96 FT TH S 67 DEG 17' 10" W 43.14 FT TH S 39 DEG W 71.74 FT TO POB. SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                          | 75.00    | 250.00 | 1.0746 | 0.9036 | 14500 | 100   |        | 1,055,945                         |
| 75 Actual Front Feet, 0.43 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,055,945 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 48.91 | 50   | 50     | 1,223      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| BOAT HOIST                                          | 2,000.00 | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,223      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 952 SF Floor Area = 1592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab        | 624    |          |            |
| 2 Story   | Siding   | Crawl Space | 328    |          |            |
|           |          |             | Total: | 235,488  | 188,390    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 434 | 20,389 | 16,311 |
|---------------|-----|--------|--------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,570 | 1,256 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 287,031 | 229,625 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 619,988

2026 Est. T.C.V. 006-203-023-20

= 1,684,156

Est. TCV/Total Floor Area = 1057.89



Parcel Number: 45-006-203-023-20

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 829,100  | 829,100        | 829,100 | 189,337      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 13,000         | 0       | 0            | 5,112          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 842,100  | 842,100        | 842,100 | 194,449      | 194,449        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-203-024-00   | 2026 Est. T.C.V.    | BLUE JAY PROPERTY LLC |
| Property Class: 401 |                     | 8023 S GLEN LAKE RD   |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L258 P72 L478 P768/98 L932 P224/07 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH S 1000 FT TH E 918.4 FT TO C/L ST HWY M-22 TH ALG ARC OF CRV TO RIGHT 20.09 FT (CHORD=S 09 DEG 09' 30" W 20.09 FT) FOR POB TH S 75 DEG 33' 40" E 109.76 FT TO SHR GLEN LAKE TH ALG SD SHR S 11 DEG 59' W 100.11 FT TH W TO C/L ST HWY M-22 TH NWLY ALG SD C/L TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| INFERIOR 8000/         | 100.11   | 95.29       | 0.9996 | 1.1377 | 8000       | 100          |        | 910,739 |
| 100 Actual Front Feet, | 0.22     | Total Acres |        |        | Total Est. | Land Value = |        | 910,739 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls CD Blt 1978

(11) Heating System: Forced Hot Water

Ground Area = 778 SF Floor Area = 778 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories  | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|----------|----------|-------------|------|----------|------------|
| 1+ Story | Siding   | Crawl Space | 616  |          |            |
| 1 Story  | Siding   | Piers       | 162  |          |            |
|          |          | Total:      |      | 106,272  | 79,704     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 907 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 3,355 |
| Water Well, 100 Feet | 1 | 5,522 | 4,141 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 253 | 4,640 | 3,480 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,450 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,190 | 1,642 |
|----------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 126,240 | 94,679 |
|---------|---------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 255,633

2026 Est. T.C.V. 006-203-024-00 = 1,171,372

Est. TCV/Total Floor Area = 1505.62

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 536,200       | 536,200    | 536,200 | 194,789      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 49,500     | 0       | 0            | 5,259          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 585,700       | 585,700    | 585,700 | 200,048      | 200,048        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-025-00   | 2026 Est. T.C.V.    | HOGEBOOM JAKE        |
| Property Class: 401 |                     | 8049 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L478 P768/98 PRT GOVT LOT 4 COM 1000 FT S & 918.4 FT E OF NW SEC COR TH S 74 DEG 34' E 113.5 FT TO SHR GLEN LK TH ALG SHR S 11 DEG 59' W 127.26 FT FOR POB TH ALG SHR S 11 DEG 59' W 120 FT TH N 82 DEG 55' W 50 FT, M/L TO EASTERLY LINE M-22 TH NLY ALG SAID LINE 128 FEET, MORE OR LESS, TO PT N 74 DEG 34' W OF POB TH S 74 DEG 34' E 60 FEET M/L TO POB SEC 3 T28N R14W

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason                 | Value   |
|-----------------------------------------|----------|-------|--------|--------|------|-------|------------------------|---------|
| INFERIOR 8000/                          | 100.00   | 72.00 | 0.9088 | 1.0757 | 8000 | 100   |                        | 782,062 |
| INFERIOR 8000/                          | 27.00    | 72.00 | 0.9088 | 1.0757 | 8000 | 50    | SURPLUS: ZONING 100 ft | 105,578 |
| 127 Actual Front Feet, 0.21 Total Acres |          |       |        |        |      |       |                        |         |
| Total Est. Land Value =                 |          |       |        |        |      |       |                        | 887,640 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1896 SF Floor Area = 2799 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,204 |          |            |
| 1 Story    | Siding   | Crawl Space | 692   |          |            |
| Total:     |          |             |       | 423,741  | 275,432    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 56 | 4,576 | 2,974 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 432 | 7,145 | 4,644 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 528 | 27,224 | 17,696 |
| Door Opener | 1   | 672    | 437    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Totals: 488,241 317,356

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 856,861

|                                                                               |              |           |
|-------------------------------------------------------------------------------|--------------|-----------|
| 2026 Est. T.C.V. 006-203-025-00                                               | =            | 1,747,001 |
| Est. TCV/Total Floor Area = 624.15, Most recent sale 12/08/2025 for 1,700,000 |              |           |
| 2025 Assessed                                                                 | MBOR         | S.E.V.    |
| 920,400                                                                       | 920,400      | 920,400   |
|                                                                               | Base for Cap | IRM       |
|                                                                               | 422,066      | 2.70      |

Parcel Number: 45-006-203-025-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | -46,900        | 0       | 0         | 451,434        | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 873,500  | 873,500        | 873,500 | 433,461   | 873,500        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-203-026-00   | 2026 Est. T.C.V.    | ST JULIAN MANAGEMENT TRUST |
| Property Class: 401 |                     | 6975 W DAY FOREST RD       |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L244 P560 L259 P156 L264 P97&98 L414 P808/95 L826 P686/04 L846 P105/05 L887  
P328/05 L892 P935/06 PRT GOVT LOT 4 SEC 3 BEG AT PT ON SHR OF GLEN LAKE 582.05  
FT S OF NW COR SEC 3 TH S 50 DEG 47' E ALG SHORE 64.53 FT TH S 56 DEG 30' E ALG  
SHORE 100 FT TH S 68 DEG E ALG SHORE 27.99 FT TH N 27 DEG 15' E 382.28 FT TO C/L  
OF HWY TH N 30 DEG W ALG C/L 16.08 FT TH N 57 DEG 45' W ALG C/L 319 FT TH SWLY  
IN STRAIGHT LINE TO POB WITH FULL RIPARIAN RIGHTS INCIDENT THERETO; ALSO ALL  
LAND BETWEEN THE ABOVE DESCRIBED TRACT, WITH THE SIDELINES EXTENDED TO THE  
WATERS EDGE OF GLEN LAKE SEC 3 T28N R14W 2 A M/L.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 14500                                                   | 100.00   | 452.52 | 0.8489 | 1.0481 | 14500 | 100   |                        | 1,290,184 |
| GROUP A 14500                                                   | 92.52    | 452.52 | 0.8489 | 1.0481 | 14500 | 50    | SURPLUS: ZONING 100 ft | 596,839   |
| 193 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,887,023 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 19.85 | 460  | 50     | 4,565      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,565      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1540 SF Floor Area = 1540 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Block    | Slab       | 1,540  |          |            |
|         |          |            | Total: | 202,543  | 121,525    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,408 | 845 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 2,785 |
| Water Well, 100 Feet | 1 | 5,677 | 3,406 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 648 | 8,534 | 5,120 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 864 | 28,452 | 17,071 |
| Door Opener | 2   | 1,043  | 626    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,686 | 1,612 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,324 | 3,794 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 261,309 | 156,784 |
|---------|---------|---------|

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 423,317

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 740 SF Floor Area = 740 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 740  |          |            |
| Total:  |          |             |      | 95,995   | 57,597     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
| Separate Shower    | 1 | 1,169 | 701 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

Totals: 105,008 63,004

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 170,111

2026 Est. T.C.V. 006-203-026-00 = 2,485,016

Est. TCV/Total Floor Area = 1089.92, Most recent sale 10/23/2025 for 2,830,060

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,242,900     | 1,242,900      | 1,242,900 | 328,352      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | -400           | 0         | 0            | 914,148        | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,242,500     | 1,242,500      | 1,242,500 | 337,217      | 1,242,500      | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-203-027-00   | 2026 Est. T.C.V.    | VALENTI JOSEPH P & KAREN A |
| Property Class: 401 |                     | 6851 W DAY FOREST RD       |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L1294P514 L12P313 A PARCEL OF LAND IN SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEET; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13' 14" EAST, 144.86 FEET TO THE POINT OF BEGINNING; THENCE. ALONG THE CENTERLINE OF DAY FOREST ROAD, CONTINUING SOUTH 30° 13'14" EAST, 105.00 FEET; THENCE SOUTH 27°08'42" WEST, 262.97 FEET TO A TRAVERSE LINE ALONG THE SHORE OF LITTLE GLEN LAKE; THENCE. ALONG SAID SHORELINE TRAVERSE, NORTH 64°59'34" WEST, 79.02 FEET; THENCE. CONTINUING ALONG SAID SHORELINE TRAVERSE, NORTH 49°06' 18" WEST, 22.01 FEET; THENCE NORTH 31 °57'21" EAST, 217.74 FEET; THENCE NORTH 24°04'40" WEST, 20.23 FEET; THENCE NORTH 33°16'55" EAST, 88.17 FEET TO THE POINT OF BEGINNING. CONTAINING 0.6 ACRES MORE OR LESS. ALSO INCLUDING ALL THE LAND BETWEEN THE ABOVE DESCRIBED PARCEL AND THE WATERS OF GLEN LAKE, WITH RIPARIAN RIGHTS OF RECORD, IF ANY, INCIDENT THERETO. SUBJECT TO THE RIGHT OF WAY OF DAY FOREST ROAD. SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES AND EASEMENTS OF RECORD IF ANY.

FORMERLY L266 P334 L379 P761-762 L411 P972/95 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH E 50 FT TH S 174 FT TH S 57 DEG 45' E 319 FT TH S 30 DEG E 16.08 FT TH S 27 DEG 15' W 382.28 FT TH S 68 DEG E ALG SHR GLEN LK 22.01 FT TH S 49 DEG E ALG SHR GLEN LK 77.99 FT TO POB TH S 49 DEG E ALG SHR GLEN LK 22.01 FT TH S 64 DEG 30'E ALG SHR GLEN LK 79 FT TH N 27 DEG 15' E 263.5 FT TH N 30 DEG W 80.42 FT TH SWLY IN STRAIGHT LN TO POB SEC 3 T28N R14W.

MOVE LOT LINE AT ROAD FROM -027-00 TO -028-00 DUE TO HILL AND FUTURE SITE PLAN - TIM

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 14500                           | 101.67   | 255.00 | 0.9959 | 0.9081 | 14500      | 100   |              | 1,333,150 |
| 100 Actual Front Feet, 0.60 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,333,150 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 1000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2302 SF Floor Area = 3453 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,302  |          |            |
|           |          |             | Total: | 503,613  | 493,541    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,093  |
| 3 Fixture Bath     | 3 | 20,147 | 19,744 |

#### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 10,880 | 10,662 |
| Water Well, 50 Feet | 1 | 3,418  | 3,350  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 195 | 4,778  | 4,682  |
| CSEP (1 Story) | 234 | 13,170 | 12,907 |
| CPP            | 659 | 14,089 | 13,807 |

## Balcony

|              |     |        |        |
|--------------|-----|--------|--------|
| Wood Balcony | 234 | 12,774 | 12,519 |
|--------------|-----|--------|--------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 981 | 55,142 | 54,039 |
| Storage Over Garage | 130 | 2,296  | 2,250  |
| Door Opener         | 3   | 2,015  | 1,975  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,896 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 4,442 |
|----------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 652,967 | 639,907 |
|---------|--|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,727,749

2026 Est. T.C.V. 006-203-027-00

= 3,065,899

Est. TCV/Total Floor Area = 887.89

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,498,100               | 1,498,100 | 1,498,100 | 624,666      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 34,800    | 0         | 0            | 16,865         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,532,900               | 1,532,900 | 1,532,900 | 641,531      | 641,531        | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-203-028-00   | 2026 Est. T.C.V.    | PRZEKOP JEROME T & LAURA ANN |
| Property Class: 401 |                     | 6871 W DAY FOREST RD         |
| Map #: 72           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

L1294P514 L12P315A PARCEL OF LAND IN SECTION 3 , TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST COMER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEEL; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13'14" EAST, 14.74 FEEL TO THE POINT OF BEGINNING; THENCE, WITHIN THE RIGHT OF WAY OF DAY FOREST ROAD. CONTINUING SOUTH 30° 13'14" EAST, 130.12 FEET; THENCE SOUTH 33°16'55" WEST, 88.17 FEET; THENCE SOUTH 24°04'40" EAST, 20.23 FEET; THENCE SOUTH 31 °57'21" WEST, 2 17 .74 FEET TO A TRAVERSE LINE ALONG THE SHORE OF LITTLE GLEN LAKE; THENCE. ALONG SAID SHORELINE TRAVERSE, NORTH 49°06'18" WEST, 77.99 FEET; THENCE, CONTINUING ALONG SAID SHORELINE TRAVERSE, NORTH 47°56'47" WEST, 22.19 FEET; THENCE NORTH 27°04'1 9" EAST, 363.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.8 ACRES MORE OR LESS.

ALSO INCLUDING ALL THE LAND BETWEEN THE ABOVE DESCRIBED PARCEL AND THE WATERS OF GLEN LAKE, WITH RIPARIAN RIGHTS OF RECORD. IF ANY, INCIDENT THERETO. SUBJECT TO THE RIGHT OF WAY OFDAY FOREST ROAD. SUBJECT TO AND TQGETHER WITH ALL OTHER COVENANTS. SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

FORMERLY L419 P203-204 L448 P143 L520 P372/99 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH E 50 FT TH S 174 FT TO C/L CO RD TH S 57 DEG 45' E 319 FT TH S 30 DEG E 171.08 FT TO POB TH N 30 DEG W ON C/L 155 FT TH S 27 DEG 15' W 382.28 FT TO SHR GLEN LK TH ALG SHR S 68 DEG E 22.01 FT & S 49 DEG E 77.99 FT TH NELY IN STRAIGHT LN TO POB SEC 3 T28N R14W 1 A M/L.

2010.6.24 MOVED LOT LINE NEAR ROAD FROM -028. -TIM

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 14500                          | 95.37    | 335.00 | 1.0119 | 0.9722 | 14500      | 100   |              | 1,360,407 |
| 78 Actual Front Feet, 0.80 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,360,407 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,248  |          |            |
|         |          |             | Total: | 172,507  | 112,128    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 32  | 5,268  | 3,424 |
| WGEP (1 Story) | 96  | 10,145 | 6,594 |
| WPP            | 414 | 7,522  | 4,889 |

#### Deck

Parcel Number: 45-006-203-028-00

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|                                                            |     |         |         |            |
|------------------------------------------------------------|-----|---------|---------|------------|
| Treated Wood                                               | 172 | 3,683   | 2,394   |            |
| Garages                                                    |     |         |         |            |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |            |
| Base Cost                                                  | 384 | 16,570  | 10,770  |            |
| Door Opener                                                | 1   | 537     | 349     |            |
| Built-Ins                                                  |     |         |         |            |
| Appliance Allow.                                           | 1   | 2,767   | 1,799   |            |
| Fireplaces                                                 |     |         |         |            |
| Wood Stove                                                 | 1   | 2,552   | 1,659   |            |
| Local Cost Items                                           |     |         |         |            |
| GENERATOR                                                  | 1   | 1       | 1       | *100% Good |
| Totals:                                                    |     | 233,632 | 151,859 |            |

Notes: CLOSEST TO BEACH

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 410,019

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 Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 560 SF Floor Area = 560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories                     | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------------------------|----------|-------------|------|----------|------------|
| 1 Story                     | Siding   | Crawl Space | 560  |          |            |
| Total:                      |          |             |      | 83,017   | 53,962     |
| Other Additions/Adjustments |          |             |      |          |            |
| Plumbing                    |          |             |      |          |            |
| Average Fixture(s)          |          |             | 1    | 1,451    | 943        |
| Porches                     |          |             |      |          |            |
| WPP                         |          |             | 50   | 2,228    | 1,448      |
| Built-Ins                   |          |             |      |          |            |
| Appliance Allow.            |          |             | 1    | 2,767    | 1,799      |
| Deck                        |          |             |      |          |            |
| Treated Wood                |          |             | 20   | 913      | 593        |
| Totals:                     |          |             |      | 90,376   | 58,745     |

Notes: CLOSEST TO ROAD

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 158,612

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 2026 Est. T.C.V. 006-203-028-00 = 1,934,038

Est. TCV/Total Floor Area = 1069.71, Most recent sale 04/28/2017 for 694,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 955,200       | 955,200    | 955,200 | 403,966      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,800     | 0       | 0            | 10,907         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 967,000       | 967,000    | 967,000 | 414,873      | 414,873        | 0       |  |

CRONIN MARGARET M  
W DAY FOREST RD  
EMPIRE, MI 49630

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

|                                                                              |          |                |                |              |                |         |
|------------------------------------------------------------------------------|----------|----------------|----------------|--------------|----------------|---------|
| 2026                                                                         | Est.     | T.C.V.         | 006-203-029-00 | =            | 65,932         |         |
| Est. TCv/Total Floor Area = 36.47, Most recent sale 07/01/2020 for 1,150,000 |          |                |                |              |                |         |
| 2025                                                                         | Assessed | MBOR           | S.E.V.         | Base for Cap | IRM            |         |
|                                                                              | 33,000   | 33,000         | 33,000         | 7,160        | 2.70           |         |
| 2026                                                                         | New      | Eq. Adjustment | Loss           | Additions    | Tax Adjustment | Losses  |
|                                                                              | 0        | 0              | 0              | 0            | 193            | 0       |
| 2026                                                                         | Assessed | MBOR           | S.E.V.         | Capped       | ->Taxable<-    | PRE/MBT |
|                                                                              | 33,000   | 33,000         | 33,000         | 7,353        | 7,353          | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-203-030-00   | 2026 Est. T.C.V.    | KENELY FAMILY LIVING TRUST |
| Property Class: 401 |                     | 7993 S GLEN LAKE RD        |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L270 P838 L371 P599-600/93 L884 P925/05 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH  
 ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG  
 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT & S 84 DEG 13' 40"  
 E80.35 FT TO C/L ST HWY M-22 TH ALG SD C/L N 11 DEG 19' 50" E 33.19 FT FOR POB  
 TH CONT ALG SD C/L N 18 DEG 36' 20" E 111.06 FT TH S 59 DEG 38' 06" E 136.01 FT  
 TO SHR GLEN LAKE TH ALG SHR S 31 DEG 02' 00" W 31.26 FT TH ALG SHR S 21 DEG 30'  
 W 41.81 FT TH N 76 DEG 33' 50" W 120.89 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/        | 84.00    | 90.00       | 1.0722 | 1.1247 | 8000       | 100   |              | 810,424 |
| 84 Actual Front Feet, | 0.17     | Total Acres |        |        | Total Est. |       | Land Value = | 810,424 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 45.58    | 200  | 50     | 4,558      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,558      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1136 SF Floor Area = 1136 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 856  |          |            |
| 1 Story | Siding   | Basement    | 280  |          |            |
| Total:  |          |             |      | 169,591  | 108,538    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 929   |
| 3 Fixture Bath     | 1 | 4,567 | 2,923 |
| 2 Fixture Bath     | 1 | 3,056 | 1,956 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,060 |
| Water Well, 100 Feet | 1 | 5,847 | 3,742 |

##### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 154 | 3,427 | 2,228 | *65% Good |
| Treated Wood | 712 | 9,249 | 6,012 | *65% Good |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,771 |
| Garbage Disposal | 1 | 262   | 168   |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,416 |
|------------------|---|-------|-------|

Totals: 210,337 134,743

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 363,806

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 528 SF Floor Area = 528 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 528    |          |            |
|         |          |            | Total: | 69,004   | 18,976     |

## Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 1,209 | 332 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 176 | 3,656 | 1,005 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 532 |

|         |        |        |
|---------|--------|--------|
| Totals: | 75,803 | 20,845 |
|---------|--------|--------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 56,282

2026 Est. T.C.V. 006-203-030-00 = 1,240,070

Est. TCV/Total Floor Area = 745.23, Most recent sale 07/23/2013 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 560,300       | 560,300        | 560,300 | 242,043      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 59,700         | 0       | 0            | 6,535          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 620,000       | 620,000        | 620,000 | 248,578      | 248,578        | 169,033 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-030-10   | 2026 Est. T.C.V.    | MULDER TODD M & DAWN |
| Property Class: 401 |                     | 8001 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L312 P985&986 L349 P161/92 L838 P90/05 PRT OF GOVT LOT 4 SEC 3 COM NW SEC COR TH  
 E ALG N SEC LN 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG  
 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT & S 84 DEG 13'40" E  
 80.35 FT TO C/L ST HWY M-22 FOR POB TH ALG SD C/L N 11 DEG 19'50" E 33.19 FT TH  
 S 76 DEG 33'50" E 120.89 FT TO SHR GLEN LAKE TH ALG SD SHR S 21 DEG 30'00" W  
 58.84 FT TH N 75 DEG 33'40" W 109.76 FT TO C/L ST HWY M-22 TH ALG SD C/L N 09  
 DEG 09'30" E 20.09 FT TH N 10 DEG 03'40" E 3.15 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/        | 56.99    | 114.83      | 1.2522 | 1.1809 | 8000       | 100   |              | 674,190 |
| 57 Actual Front Feet, | 0.15     | Total Acres |        |        | Total Est. |       | Land Value = | 674,190 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,943      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1985

(11) Heating System: Forced Heat & Cool  
 Ground Area = 915 SF Floor Area = 1601 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 915  |          |            |
| Total:     |          |             |      | 224,190  | 168,147    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 355 | 5,929 | 4,447 |
| Treated Wood | 24  | 1,096 | 822   |
| Treated Wood | 24  | 1,096 | 822   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,019 |
|------------------|---|-------|-------|

Totals: 259,750 194,816

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 526,003

2026 Est. T.C.V. 006-203-030-10 = 1,203,136

Est. TCV/Total Floor Area = 751.49

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |  |
|-------------------------|---------|-----------|----------------|--------|--|--|
| 545,900                 | 545,900 | 545,900   | 213,356        | 2.70   |  |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |  |
| 0                       | 55,700  | 0         | 5,760          | 0      |  |  |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 601,600       | 601,600 | 601,600 | 219,116 | 219,116     | 0       |

45-006-203-030-20  
Property Class: 401  
Map #: 72

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

BALK MELISSA L TRUST  
7957 S GLEN LAKE RD  
GLEN ARBOR, MI 49636

L1247P933 CONSOLIDATING PROPERTY DESCRIPTION: PART OF GOVERNMENT LOT 4, SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 41°51'44" EAST 1367.78 FEET TO THE INTERSECTION OF EXISTING CENTERLINE OF STATE HIGHWAY M-22 AND THE EXISTING CENTERLINE OF WEST DAY FOREST ROAD; THENCE NORTHEASTERLY ALONG SAID M-22 CENTERLINE AND ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 201.11 FEET, WITH A RADIUS OF 1292.90 FEET (CALCULATED FROM M.D.O.T. INFORMATION AS 1322.29 FEET), A CHORD BEARING OF NORTH 16°22'56" EAST AND CHORD DISTANCE OF 200.91 FEET; THENCE CONTINUING NORTH 23°43'19" EAST ALONG SAID CENTERLINE 92.33 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 46°02'32" EAST 35.17 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID M-22; THENCE SOUTH 59°08'38" EAST 44.11 FEET; THENCE SOUTH 46°02'30" EAST 78.25 FEET; THENCE SOUTH 43°57'30" WEST ALONG A MEANDER TRAVERSE LINE 10.00 FEET; THENCE SOUTH 31°06'31" WEST (RECORDED AS SOUTH 31°02'00" WEST ALONG A MEANDER TRAVERSE LINE 41.40 FEET RECORDED AS 41.44 FEET); THENCE NORTH 54°47'37" WEST 55.52 FEET (RECORDED AS NORTH 54°43'30" WEST 55.67 FEET); THENCE NORTH 22°29'24" WEST 37.89 FEET (RECORDED AS NORTH 22°30'20" WEST 37.86 FEET); THENCE NORTH 56°45'18" WEST 60.48 FEET (RECORDED AS NORTH 56°43'40" WEST) TO SAID CENTERLINE OF M-22; THENCE NORTH 23°43'19" EAST ALONG SAID CENTERLINE 47.88 FEET (RECORDED AS NORTH 24°40'30" EAST 47.59 FEET) TO THE POINT OF BEGINNING, ALSO ALL LAND BETWEEN THE MEANDER TRAVERSE LINE AND THE WATER'S EDGE OF GLEN LAKE, ALSO WITH FULL LITTORAL RIGHTS TO GLEN LAKE,

FORMERLY KNOWN AS: L387 P620/94 L387 P622/94 L431 P328/96 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN 50 FT E TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT TH S 30 DEG 00' E 548 FT TH S 54 DEG 30' E 297 FT TH S 84 DEG 13' 40" E 80.35 FT TO C/L ST HWY M-22 TH ALG SD C/L N 17 DEG 23' 50" E 199.36 FT & N 24 DEG 40' 30" E 20.65 FT FOR POBTH CONT ALG C/L N 24 DEG 40' 30" E 47.59 FT TH S 59 DEG 08' 38" E 44.11 FT TH S 46 DEG 02' 30" E 78.25 FT TH S 43 DEG 57' 30" W ALG TRAVERSE LN GLEN LAKE 10 FT TH S 31 DEG 02' 00" W ALG SD LN 41.44 FT TH N 54 DEG 43' 30" W 55.67 FT TH N 22 DEG 30' 20" W 37.86 FT TH N 56 DEG 43' 40" W 60.48 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/                         | 51.39    | 105.85 | 1.3051 | 1.1618 | 8000       | 100   |              | 623,393 |
| 51 Actual Front Feet, 0.13 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 623,393 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = 765 SF Floor Area = 1542 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|------|----------|------------|
| 2 Story                     | Siding                                  | Basement   | 765  |          |            |
| 1 Story                     | Siding                                  | Overhang   | 12   |          |            |
|                             |                                         | Total:     |      | 232,672  | 197,763    |
| Other Additions/Adjustments |                                         |            |      |          |            |
|                             | Recreation Room                         |            | 765  | 14,795   | 12,576     |
| Exterior                    | Stone Veneer                            |            | 114  | 4,253    | 3,615      |
|                             | Basement, Outside Entrance, Above Grade |            | 1    | 2,019    | 1,716      |
| Plumbing                    |                                         |            |      |          |            |
|                             | Average Fixture(s)                      |            | 1    | 1,451    | 1,233      |
|                             | 3 Fixture Bath                          |            | 1    | 4,567    | 3,882      |



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|                      |     |         |         |
|----------------------|-----|---------|---------|
| Water/Sewer          |     |         |         |
| 1000 Gal Septic      | 1   | 4,782   | 4,065   |
| Water Well, 100 Feet | 1   | 5,847   | 4,970   |
| Porches              |     |         |         |
| WPP                  | 650 | 11,720  | 9,962   |
| Balcony              |     |         |         |
| Wood Balcony         | 26  | 1,158   | 984     |
| Built-Ins            |     |         |         |
| Appliance Allow.     | 1   | 2,767   | 2,352   |
| Fireplaces           |     |         |         |
| Exterior 2 Story     | 1   | 8,025   | 6,821   |
| Totals:              |     | 294,056 | 249,939 |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 674,835

|                                                                             |             |           |                |             |         |  |
|-----------------------------------------------------------------------------|-------------|-----------|----------------|-------------|---------|--|
| 2026 Est. T.C.V. 006-203-030-20                                             | = 1,298,228 |           |                |             |         |  |
| Est. TCV/Total Floor Area = 841.91, Most recent sale 11/24/2015 for 675,000 |             |           |                |             |         |  |
| 2025 Assessed                                                               | MBOR        | S.E.V.    | Base for Cap   | IRM         |         |  |
| 595,100                                                                     | 595,100     | 595,100   | 194,556        | 2.70        |         |  |
| 2026 New Eq. Adjustment                                                     | Loss        | Additions | Tax Adjustment | Losses      |         |  |
| 0                                                                           | 54,000      | 0         | 5,253          | 0           |         |  |
| 2026 Assessed                                                               | MBOR        | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 649,100                                                                     | 649,100     | 649,100   | 199,809        | 199,809     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-030-30   | 2026 Est. T.C.V.    | SLEEPING BEAR LLC    |
| Property Class: 401 |                     | 7977 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L218 P423 L353 P196&199/92 L598 P310 L595 P203/01 L738 P978/03 L850 P329/05 PRT  
GOVT LOT 4 SEC 3 COM NW COR SEC 3 TH E ALG N SEC LN 50 FT TH S 170.53 FT TO C/L  
DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54  
DEG 30' E 297 FT & S 84 DEG 13' 40" E 80.35 FT TO C/L ST HWY M-22 TH ALG SD C/L  
N 15 DEG 22' 15" E 144.04 FT FOR POB TH CONT ALG C/L N 22 DEG 38' 58" E 55.64 FT  
& N 24 DEG 40' 30" E 20.65 FT TH S 56 DEG 43' 40" E 60.48 FT TH S 22 DEG 30' 20"  
E 37.86 FT TH S 54 DEG 43'30" E 55.67 FT TO SHR BIG GLEN LK TH ALG SHR S 31 DEG  
02' W 45 FT TH N 59 DEG 38'06" W 136.01 FT TO POB SEC 3 T28N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| INFERIOR 8000/        | 45.00    | 130.00      | 1.3763 | 1.2106 | 8000       | 100   |              | 599,808 |
| 45 Actual Front Feet, | 0.13     | Total Acres |        |        | Total Est. |       | Land Value = | 599,808 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 55.62 | 360  | 0      | 0          |
| D/W/P: Asphalt Paving | 4.01  | 300  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 8.38  | 290  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 804 SF Floor Area = 1613 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 804  |          |            |
| 1 Story | Siding   | Overhang   | 5    |          |            |
|         |          | Total:     |      | 333,562  | 266,837    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 804 | 24,353 | 19,482 |
| Basement, Outside Entrance, Below Grade | 3   | 13,828 | 11,062 |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |
| Separate Shower    | 1 | 3,123  | 2,498 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 40 | 1,730 | 1,384 |
|--------------|----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 6,044 | 4,835 |
| Prefab 2 Story    | 1 | 5,433 | 4,346 |

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 761 | 17,731 | 14,185 |
|-----|-----|--------|--------|

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## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 439,139 | 351,298 |
|---------|---------|---------|

Notes: KITCHENETTE IN WALKOUT BASEMENT

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 948,505

|                                                  |          |          |
|--------------------------------------------------|----------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 2 STORY | Cls B -5 | Blt 2004 |
|--------------------------------------------------|----------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 656 SF Floor Area = 1312 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 656  |          |            |
| Total:  |          |            |      | 276,625  | 221,286    |

## Other Additions/Adjustments

|                 |     |       |       |
|-----------------|-----|-------|-------|
| Recreation Room | 328 | 9,935 | 7,948 |
|-----------------|-----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 9,219 | 7,375 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,606 |
| 2 Fixture Bath     | 1 | 6,850 | 5,480 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 102 | 4,370 | 3,496 |
|-----|-----|-------|-------|

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 46 | 1,846 | 1,477 |
|--------------|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,764 | 3,811 |
| Door Opener            | 2 | 1,504 | 1,203 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 325,220 | 260,162 |
|---------|---------|---------|

Notes: CARRAGE HOUSE HAS FULL BATH, KITCHEN, BUNK ROOM(FINISHED STORAGE) BELOW GARAGE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 702,437

2026 Est. T.C.V. 006-203-030-30 = 2,255,750

Est. TCV/Total Floor Area = 771.20, Most recent sale 03/05/2015 for 1,020,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,050,700     | 1,050,700      | 1,050,700 | 599,776      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 77,200         | 0         | 0            | 16,193         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,127,900     | 1,127,900      | 1,127,900 | 615,969      | 615,969        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-203-031-00   | 2026 Est. T.C.V.    | WEADOCK FAMILY TRUST |
| Property Class: 401 |                     | 7922 S GLEN LAKE RD  |
| Map #: 72           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DC L478 P668 L478 P669 L480 P354/98 L777 P382&401/03 PRT GOVT LOT 4 SEC 3 COM  
 935.5 FT E & 454.6 FT S OF NW COR SEC TH S 65 DEG E 184 FT M/L TO C/L M-22 & POB  
 TH N 25 DEG E ON C/L 100 FT TH N 65 DEG W 196.95 FT TH S 40 DEG 07' W 103.55 FT  
 TH S 65 DEG E 256.88 FT M/L TO POB SEC 3 T28N R14W .56 A M/L.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value  |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|--------|
| D 100' @ 1100/         | 100.00           | 230.00 | 1.0000 | 0.8527 | 1100                    | 100   |        | 93,800 |
| 100 Actual Front Feet, | 0.53 Total Acres |        |        |        | Total Est. Land Value = |       |        | 93,800 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 100  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1946

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 878 SF Floor Area = 878 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 878    |          |            |
|         |          |            | Total: | 145,944  | 87,567     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 42 | 4,668 | 2,801 |
|----------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 399 | 16,961 | 10,177 |
| Door Opener | 1   | 537    | 322    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Totals: 182,957 109,775

#### Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 2.200 => TCV: 241,505

2026 Est. T.C.V. 006-203-031-00 = 337,805

Est. TCV/Total Floor Area = 384.74, Most recent sale 06/17/1998 for 124,900

| 2025 Assessed                                                | MBOR    | S.E.V.  | Base for Cap | IRM    |   |
|--------------------------------------------------------------|---------|---------|--------------|--------|---|
| 141,300                                                      | 141,300 | 141,300 | 68,371       | 2.70   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses |         |         |              |        |   |
| 0                                                            | 27,600  | 0       | 0            | 1,846  | 0 |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT         |         |         |              |        |   |
| 168,900                                                      | 168,900 | 168,900 | 70,217       | 70,217 | 0 |

45-006-204-001-00 2026 Est. T.C.V. US GOVT NATL PARK  
 Property Class: 402  
 Map #: GLEN ARBOR TOWNSHIP ,

PRT OF GOVT LOT 1 SEC 4 BEG NE COR GOVT LOT 1 TH S 0 DEG 41' W 181.72 FT TH N 61  
 DEG 39' W 384 FT TO N LN LOT 1 TH E ON SD N LN 324.39 FT TO BEG SEC 4 T28N R14W  
 .68 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description               | Frontage | Depth | Front            | Depth | Rate  | %Adj. | Reason                  | Value  |
|---------------------------|----------|-------|------------------|-------|-------|-------|-------------------------|--------|
| VILLAGE AR >10 ACRES 50K/ |          |       | 0.68 Acres       |       | 50000 | 100   | TRIANGLE SHAPE          | 34,000 |
|                           |          |       | 0.68 Total Acres |       |       |       | Total Est. Land Value = | 34,000 |

|                                 |      |        |  |              |  |                |   |         |
|---------------------------------|------|--------|--|--------------|--|----------------|---|---------|
| 2026 Est. T.C.V. 006-204-001-00 |      |        |  |              |  |                | = | 0       |
| Est. TCV/Total Floor Area =     | 0.00 |        |  |              |  |                |   |         |
| 2025 Assessed                   | MBOR | S.E.V. |  | Base for Cap |  | IRM            |   |         |
| 0                               | 0    | 0      |  | 0            |  | 2.70           |   |         |
| 2026 New Eq. Adjustment         |      | Loss   |  | Additions    |  | Tax Adjustment |   | Losses  |
| 0                               | 0    | 0      |  | 0            |  | 0              |   | 0       |
| 2026 Assessed                   | MBOR | S.E.V. |  | Capped       |  | ->Taxable<-    |   | PRE/MBT |
| 0                               | 0    | 0      |  | 0            |  | 0              |   | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-224-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     |                   |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                 |

4-75 ENTIRE SEC 24 SEC 24 T29N R15W 126.57 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth  | Front         | Depth | Rate       | %Adj. | Reason       | Value     |
|------------------|----------|--------|---------------|-------|------------|-------|--------------|-----------|
| EXEMPT PARK LAND |          |        | 126.570 Acres |       | 10,000     | 100   |              | 1,265,700 |
|                  |          | 126.57 | Total Acres   |       | Total Est. |       | Land Value = | 1,265,700 |

2026 Est. T.C.V. 006-224-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-225-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     |                   |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                 |

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4-75 ENTIRE SEC 25 SEC 25 T29N R15W 251.28 A.

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth  | Front         | Depth | Rate       | %Adj. | Reason       | Value     |
|------------------|----------|--------|---------------|-------|------------|-------|--------------|-----------|
| EXEMPT PARK LAND |          |        | 251.580 Acres |       | 10,000     | 100   |              | 2,515,800 |
|                  |          | 251.58 | Total Acres   |       | Total Est. |       | Land Value = | 2,515,800 |

---

2026 Est. T.C.V. 006-225-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-236-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     |                   |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                 |

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4-75 ENTIRE SEC 36 SEC 36 T29N R15W 302.33 A.

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth  | Front         | Depth | Rate       | %Adj. | Reason       | Value     |
|------------------|----------|--------|---------------|-------|------------|-------|--------------|-----------|
| EXEMPT PARK LAND |          |        | 302.330 Acres |       | 10,000     | 100   |              | 3,023,300 |
|                  |          | 302.33 | Total Acres   |       | Total Est. |       | Land Value = | 3,023,300 |

---

2026 Est. T.C.V. 006-236-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |



45-006-336-001-00 2026 Est. T.C.V. US GOVT NATL PARK  
 Property Class: 402  
 Map #: GLEN ARBOR TOWNSHIP ,

L189 P611/77 L188 P448/77 L184 P308/76 L169 P998 L190 P2/77 SURVEY L8 P185 PRT  
 GOVT LOTS 2 & 3 SEC 36 EXC PRIVATELY OWNED LAND SEC 36 T30N R14W 98.15 A M/L.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front        | Depth | Rate       | %Adj. | Reason            | Value   |
|------------------|----------|-------|--------------|-------|------------|-------|-------------------|---------|
| EXEMPT PARK LAND |          |       | 98.150 Acres |       | 10,000     | 100   | SLEEPING BEAR BAY | 981,500 |
|                  |          | 98.15 | Total Acres  |       | Total Est. |       | Land Value =      | 981,500 |

2026 Est. T.C.V. 006-336-001-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

CAMP LEELANAU & KOHAHNA  
1610 S PORT ONEIDA RD  
MAPLE CITY, MI 49664

Reproduction/Replacement Cost = 368,570

Parcel Number: 45-006-336-003-00

Page: 2

Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost =      361,199

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New =      0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =      0

Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost =      0

ECF (2201 COMMERCIAL)                      1.750 => TCV of Bldg: 2 =      632,098  
 Replacement Cost/Floor Area= 151.80      Est. TCV/Floor Area= 260.34

Total Estimated True Cash Value of Commercial/Industrial Buildings =      715,462

2026 Est. T.C.V. 006-336-003-00                      =      0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-336-009-00   | 2026 Est. T.C.V.    | COUNTY OF LEELANAU   |
| Property Class: 402 |                     | S PORT ONEIDA RD     |
| Map #: 76           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

THAT PART OF GOVERNMENT LOTS TWO AND THREE (2 & 3 ), SECTION THIRTY-SIX (36), TOWN THIRTY (30) NORTH, RANGE FOURTEEN (14) WEST, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID GOVERNMENT LOT 3; THENCE NORTH 88° 26' 40" WEST ALONG THE LINE COMMON TO GOVERNMENT LOTS 2 AND 3, 454.90 FEET TO THE CENTERLINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 12° 28' WEST ALONG SAID CENTERLINE, 52.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 12° 28' WEST ALONG SAID CENTERLINE, 66.08 FEET; THENCE NORTH 74° 42' WEST (RECORD N74°49'W), 528.04 FEET TO A POINT 15.00 FEET EAST OF THE EDGE OF THE BLUFF; THENCE NORTH 7° 37' EAST, 66.60 FEET; THENCE SOUTH 74° 42' EAST, 532.76 FEET TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS: PRT GOVT LOTS 2 & 3 COM NE COR LOT 3 TH S 233.2 FT TH N 74 DEG 49' W 427.7 FT TO POB TH N 74 DEG 49' W 580 FT M/L TH N 7 DEG 37' E 66.6 FT TH S 74 DEG 49' E 580 FT M/L TH S 7 DEG 37' W TO POB SEC 36 T30N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 66.60 | 552.76 | 1.0957 | 1.0359 | 21000 | 100    | 1,587,511                         |
| 67 Actual Front Feet, 0.84 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 1,587,511 |

|                                  |                |           |                |
|----------------------------------|----------------|-----------|----------------|
| 2026 Est. T.C.V.                 | 006-336-009-00 | =         | 0              |
| Est. TCV/Total Floor Area = 0.00 |                |           |                |
| 2025 Assessed                    | MBOR           | S.E.V.    | Base for Cap   |
| 0                                | 0              | 0         | 0              |
|                                  |                |           | 2.70           |
| 2026 New Eq. Adjustment          | Loss           | Additions | Tax Adjustment |
| 0                                | 0              | 0         | 0              |
| 2026 Assessed                    | MBOR           | S.E.V.    | Capped         |
| 0                                | 0              | 0         | 0              |
|                                  |                |           | ->Taxable<-    |
|                                  |                |           | PRE/MBT        |
|                                  |                |           | 0              |

US GOVT NATL PARK  
S PORT ONEIDA RD  
MAPLE CITY, MI 49664

|      |                           |                |        |              |                |         |
|------|---------------------------|----------------|--------|--------------|----------------|---------|
| 2026 | Est. T.C.V.               | 006-336-010-00 |        |              | =              | 0       |
|      | Est. TCV/Total Floor Area | =              | 0.00   |              |                |         |
| 2025 | Assessed                  | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|      | 0                         | 0              | 0      | 0            | 2.70           |         |
| 2026 | New                       | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |
| 2026 | Assessed                  | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-336-020-00   | 2026 Est. T.C.V.    | BARRATT FREDERICK J   |
| Property Class: 401 |                     | 1994 S PORT ONEIDA RD |
| Map #: 76           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L611 P219/221/223/225/01 L832 P666/04 2001 SPLIT FROM 006-336-010-00 PRT OF GOVT LOT 3 SEC 36 COM AT SE COR GOVT LOT 3 TH ALG S LN SD SEC & GOVT LOT N 89 DEG 53'31" W 728.27 FT TO POB TH CONT N 89 DEG 53'24" W 553.49 FT TO PT ON INTERMEDIATE TRAVERSE LN(SD LN CONT N89 DEG 53'24" W 110 FT M/L TO ORDINARY HIGH WATER MARK LK MICH) TH N 12 DEG 06'13" E 130.70 FT ALG SD INTERMEDIATE TRAV LN TH S 84 DEG 15'02" E 105.00 FT(SD LN ALSO CONT N 84 DEG 15'02" W 105 FT M/L TO ORDINARY HIGH WATER MARK LK MICH) TH S 78 DEG 10'05" E 34.75 FT TH N 89 DEG 05'33" E 413.71 FT TH S 12 DEG 28'14" W 120.86 FT TO POB SEC 36 T30N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 662.00 | 0.9270 | 1.0837 | 21000 | 100    | 2,109,626                         |
| LK MI "A"                               | 21000    | 30.00  | 662.00 | 0.9270 | 1.0837 | 21000 | 50     | SURPLUS: ZONING 100 ft 316,444    |
| 130 Actual Front Feet, 1.98 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 2,426,070 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,850      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2207 SF Floor Area = 3318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,207  |          |            |
| 1 Story   | Siding   | Overhang   | 8      |          |            |
|           |          |            | Total: | 447,738  | 358,202    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 144 | 6,857 | 5,486 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 228 | 4,441 | 3,553 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 912 | 33,853 | 27,082 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,056 |
| Door Opener           | 2   | 1,075  | 860    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 6,420 |
|------------------|---|-------|-------|

Totals: 520,083 416,080

Notes:

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ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,123,416

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|                                                                        |           |           |
|------------------------------------------------------------------------|-----------|-----------|
| 2026 Est. T.C.V. 006-336-020-00                                        | =         | 3,554,336 |
| Est. TCV/Total Floor Area = 1071.23, Most recent sale 10/06/2004 for 0 |           |           |
| 2025 Assessed                                                          | MBOR      | S.E.V.    |
| 1,690,000                                                              | 1,690,000 | 1,690,000 |
|                                                                        |           | 576,164   |
|                                                                        |           | 2.70      |
| 2026 New Eq. Adjustment                                                | Loss      | Additions |
| 0                                                                      | 87,200    | 0         |
|                                                                        |           | 15,556    |
| 2026 Assessed                                                          | MBOR      | S.E.V.    |
| 1,777,200                                                              | 1,777,200 | 1,777,200 |
|                                                                        |           | 591,720   |
|                                                                        |           | 591,720   |
|                                                                        |           | 591,720   |

45-006-336-030-00  
Property Class: 401  
Map #: 76

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DEZELSKI LAURA LEE TRUST  
1980 S PORT ONEIDA RD  
MAPLE CITY, MI 49664

L1220P210 DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF GLEN A RBOR, COUNTY OF LEELANAU, AND STATE OF MICHIGAN: THAT PART OF GOVERNMENT LOT 3, SECTION 36, TOWNSHIP 30 NORTH, RANGE 14 WEST, GLEN A RBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF GOVERNMENT LOT 3 OF SAID SECTION 36 THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 NORTH 89°53'31" WEST, 728.27 FEET; THENCE NORTH 12°28'14" EAST, 120.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°05'03" WEST, 413.71 FEET; THENCE NORTH 78°10'05" WEST, 34.75 FEET; THENCE NORTH 84°15'02" WEST, 105.00 FEET TO A POINT ON THE INTERMEDIATE TRAVERSE LINE (SAID LINE CONTINUES NORTH 84°15'02" WEST, ± 105 FEET TO THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN); THENCE NORTH 12°00'25" EAST, 471.35 FEET ALONG THE INTERMEDIATE TRAVERSE LINE TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2; THENCE SOUTH 74°41'09" EAST, 545.97 FEET (SAID LINE ALSO CONTINUES NORTH 74°41'09" WEST, ± 133 FEET TO THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN); THENCE SOUTH 12°28'14" WEST, 335.85 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE RIGHT OF WAY OF PORT ONEIDA ROAD. TOGETHER WITH AND SUBJECT TO ANY OTHER COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. COMMONLY KNOWN AS: PROPERTY TAX ID NO.: 1980 PORT ONEIDA ROAD, MAPLE CITY, MICHIGAN 49664 45-006-336-030-00

FORMERLY

L637 P321 L637 P325/02 L662 P247/02 2002 SPLIT FROM 006-336-010-00 PRT GOVT LOT 3 SEC 36 COM AT SE COR GOVT LOT 3 TH ALG S LN SD SEC N 89 DEG 53'31" W 728.27 FT TH N 12 DEG 28'14" E 120.87 FT TO POB TH S 89 DEG 05'03" W 413.71 FT TH N 78 DEG 10'05" W 34.75 FT TH N 84 DEG 15'02" W 105.00 FT TO PT ON INTERMED TRAVERSE LN(SD LN CONT N 84 DEG 15'02" W +/- 105 FT TO ORDINARY HIGH WATER MARK LK MICHIGAN) TH N 12 DEG 00'35" E 471.35 FT ALG SD TRAVERSE LN TH S 74 DEG 41'09" E 545.97 FT(SD LN ALSO CONT N 74 DEG 41'09" W +/- 133 FT TO ORDINARY HIGH WATER MARK LK MICHIGAN) TH S 12 DEG 28'14" W 335.85 FT TO POB UND 45.7% INT TO FREDERICK J BARRATT UND 54.3% INT TO LAURA LEE DEZELSKI AS TENANTS IN COMMON SUBJECT TO LIFE ESTATE TO JACK L & LUCILLE E BARRATT SEC 36 T30N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

| Description                                                              | Frontage | Depth  | Front       | Depth  | Rate   | %Adj. | Reason | Value                             |
|--------------------------------------------------------------------------|----------|--------|-------------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                                                                | 21000    | 100.00 | 545.00      | 0.9898 | 1.0323 | 21000 | 100    | 2,145,734                         |
| LK MI "A"                                                                | 21000    | 326.00 | 545.00      | 0.9898 | 0.0000 | 21000 | 100*   | SEE ACREAGE TABLE: USPS CE 0      |
| 4085 CONSERVATION                                                        |          |        | 4.079 Acres |        | 1,000  | 100   |        | 4,079                             |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |             |        |        |       |        |                                   |
| 426 Actual Front Feet, 5.33 Total Acres                                  |          |        |             |        |        |       |        | Total Est. Land Value = 2,149,813 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 25.45    | 192  | 70     | 3,420      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,270      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1909 SF Floor Area = 3825 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,198  |          |            |
| 1 Story | Siding   | Basement    | 312    |          |            |
| 2 Story | Siding   | Crawl Space | 399    |          |            |
| 1 Story | Siding   | Overhang    | 319    |          |            |
|         |          |             | Total: | 444,502  | 288,944    |

Other Additions/Adjustments



## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 242 | 9,658 | 6,278 |
| CPP           | 24  | 670   | 435   |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 394 | 6,347 | 4,126 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 647 | 23,803 | 15,472 |
| Common Wall: 1.5 Wall | 1   | -3,269 | -2,125 |
| Door Opener           | 1   | 537    | 349    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

Totals: 508,176 330,332

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 891,896

Ag. Bld 1 1960, 4 Wall Bulk Fertilizer Storag Class:D,Pole Quality:Average  
Height: 10 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 49.98 | 1800 | 89,964   |
| Default Walls | 10.12 | 1800 | 18,216   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 18,932  
ECF (4085 LAKE MICHIGAN) 2.700 => TCV of Bldg: 1 = 51,115Ag. Bld 2 1900, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost  
Height: 10 ft

| Description   | Rate  | Size | Cost New |
|---------------|-------|------|----------|
| Base Cost     | 16.74 | 1800 | 30,132   |
| Default Walls | 10.49 | 1800 | 18,882   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 8,577  
ECF (4085 LAKE MICHIGAN) 2.700 => TCV of Bldg: 2 = 23,159Ag. Bld 3 0, 4 Wall Utility Building Class:S Quality:Low Cost  
Height: 10 ft

| Description   | Rate | Size | Cost New |
|---------------|------|------|----------|
| Base Cost     | 6.68 | 1600 | 10,688   |
| Default Walls | 6.56 | 1600 | 10,496   |

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 3,707  
ECF (4085 LAKE MICHIGAN) 2.700 => TCV of Bldg: 3 = 10,009

Total Estimated True Cash Value of Agricultural Buildings = 84,283

2026 Est. T.C.V. 006-336-030-00 = 3,134,262

Est. TCV/Total Floor Area = 819.41, Most recent sale 01/20/1978 for 0

Parcel Number: 45-006-336-030-00

Page: 3

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,495,000     | 1,495,000      | 1,495,000 | 543,048      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 72,100         | 0         | 0            | 14,662         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,567,100     | 1,567,100      | 1,567,100 | 557,710      | 557,710        | 557,710 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-403-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | SOUTH MANITOU ISLE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L193 P359/77 L235 P791/83 L221 P798/81 L192 P662 L181 P714/76 L197 P890/78 L253  
P540/85 L180 P979/75 L193 P359/77 L187 P696/76 L182 P868/76 L181 P781/76 L244  
P82 L179 P797/75 L179 P713/75 L174 P273 L171 P504/73 L198 P58/78 L193 P359/77  
L230 P527/82 L236 P366 L235 P80/82 L236 P368 L235 P84/82 L216 P642/80 L216  
P637/80 L216 P629/80 L171 P322/73 L232 P580/82 L198 P875/78 L235 P785/83 L181  
P102/75 L181 P251/75 L181 P186/75 L181 P145/75 L189 P990/77 L169 P591/73 L325  
P886-892 ENTIRE SOUTH MANITOU ISLAND INCLUDING THE GARDEN CITY SAND CO.  
SUBDIVISION SOUTH MANITOU ISLAND SUMMER RESORT AND MANITOU HAVEN SUBDIVISION  
EXCEPT THE FOLLOWING 2 DESCRIBED PARCELS: PARCEL NO 1 - BEG AT NE COR GOVT LOT 1  
TH W 100 FT TH S 109 FT TH E 100 FT TH N 109 FT TO POB IN SEC 10 T30N R15W ALSO  
PRT GOVT LOT 1 BEG AT POINT 450 FT W OF NE COR GOVT LOT 1 TH S 209 FT TH W 100  
FT TH N 209 FT TH E 100 FT TO POB SEC 10 T30N R15W PARCEL NO 2 - PRT OF S 1/2 OF  
N 1/2 OF SE 1/4 SEC 33 T31N R15W BEG AT NE COR THEREOF TH W 214.5 FT TH S 214.5  
FT TH E 214.5 FT TH N 214.5 FT TO POB SECS 3 4 5 6 7 8 9 10 11 T30N R15W ALSO  
SECS 26 27 28 29 32 33 34 & 35 T31N R15W.

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth               | Front           | Depth  | Rate       | %Adj. | Reason       | Value      |
|------------------|----------|---------------------|-----------------|--------|------------|-------|--------------|------------|
| EXEMPT PARK LAND |          |                     | 5,260.000 Acres | 10,000 | 100        |       | CRESCENT BAY | 52,600,000 |
|                  |          | 5260.00 Total Acres |                 |        | Total Est. |       | Land Value = | 52,600,000 |

|                                  |              |                       |
|----------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-403-001-00  | =            | 0                     |
| Est. TCV/Total Floor Area = 0.00 |              |                       |
| 2025 Assessed MBOR S.E.V.        | Base for Cap | IRM                   |
| 0 0 0                            | 0            | 2.70                  |
| 2026 New Eq. Adjustment Loss     | Additions    | Tax Adjustment Losses |
| 0 0 0                            | 0            | 0 0                   |
| 2026 Assessed MBOR S.E.V.        | Capped       | ->Taxable<- PRE/MBT   |
| 0 0 0                            | 0            | 0 0                   |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-403-012-00   | 2026 Est. T.C.V.    | SCHWARZ THOMAS & JO ANN TRUST |
| Property Class: 401 |                     | S MANITOU ISLAND              |
| Map #: 85           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

GA 588 L306 P440-443 L336 P280-281/92 PRT GOVT LOT 1 BEG NE COR GOVT LOT 1 TH S  
 109 FT TH W 100 FT TH N 109 FT TH E 100 FT TO POB UND 1/2 INT EACH SEC 10 T30N  
 R15W .25 A M/L. 2008 WAS 411-012-00, CHANGED TO 403-012-00

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value  |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|--------|
| E 100' @ 800/          | 100.00   | 109.00      | 1.0000 | 0.6161 | 800                     | 100   |        | 49,285 |
| 100 Actual Front Feet, | 0.25     | Total Acres |        |        | Total Est. Land Value = |       |        | 49,285 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 97     | 2,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,425      |

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 440 SF Floor Area = 440 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 280    |          |            |
| 1 Story | Siding   | Slab       | 160    |          |            |
|         |          |            | Total: | 58,472   | 35,083     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

Totals: 71,610 42,965

Notes:

ECF (4031 RURAL) 2.200 => TCV: 94,523

2026 Est. T.C.V. 006-403-012-00 = 146,233

Est. TCV/Total Floor Area = 332.35

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 74,400                  | 74,400 | 74,400    | 14,222         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -1,300 | 0         | 383            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 73,100                  | 73,100 | 73,100    | 14,605         | 14,605      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-403-018-00   | 2026 Est. T.C.V.    | GROSVENOR MOLLY E    |
| Property Class: 401 |                     | S MANITOU ISLAND     |
| Map #: 85           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L194 P236/77 L308 P242/90 L386 P360/94 L807 P827&831&835/04 PRT GOVT LOT 1 SEC  
 10 BEG AT POINT 450 FT W OF NE COR GOVT LOT 1 TH S 209 FT TH W 100 FT TH N 209  
 FT TH E 100 FT TO POB SOUTH MANITOU ISLAND UND 1/2 INTEREST - G MICHAEL  
 GROSVENOR TRUST UND 1/2 INTEREST - ELIZABETH A GROSVENOR TRUST SEC 10 T30N R15W.  
 2008 WAS 411-018-00, CHANGED TO 403-018-00

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| E 100' @ 800/          | 100.00   | 209.00      | 1.0000 | 0.7737 | 800        | 100          |        | 61,897 |
| 100 Actual Front Feet, | 0.48     | Total Acres |        |        | Total Est. | Land Value = |        | 61,897 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good       | Cash Value |
|------------------------------------------|----------|------|--------------|------------|
| Residential Local Cost Land Improvements |          |      |              |            |
| Description                              | Rate     | Size | % Good       | Cash Value |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1    | 97           | 1,455      |
| Total Estimated Land Improvements        |          | True | Cash Value = | 1,455      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 648 SF Floor Area = 876 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 456  |          |            |
| 1 Story   | Siding   | Crawl Space | 192  |          |            |
|           |          | Total:      |      | 102,945  | 56,619     |

#### Other Additions/Adjustments

|                      |  |         |         |        |  |
|----------------------|--|---------|---------|--------|--|
| <b>Plumbing</b>      |  |         |         |        |  |
| Average Fixture(s)   |  | 1       | 1,209   | 665    |  |
| <b>Water/Sewer</b>   |  |         |         |        |  |
| 1000 Gal Septic      |  | 1       | 4,473   | 2,460  |  |
| Water Well, 200 Feet |  | 1       | 10,124  | 5,568  |  |
| <b>Porches</b>       |  |         |         |        |  |
| WCP (1 Story)        |  | 152     | 6,436   | 3,540  |  |
| WCP (1 Story)        |  | 72      | 3,877   | 2,132  |  |
| <b>Built-Ins</b>     |  |         |         |        |  |
| Appliance Allow.     |  | 1       | 1,934   | 1,064  |  |
|                      |  | Totals: | 130,998 | 72,048 |  |

Notes:

ECF (4031 RURAL) 2.200 => TCV: 158,506

|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-403-018-00    | =            | 221,858               |
| Est. TCV/Total Floor Area = 253.26 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 106,000 106,000 106,000            | 15,391       | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 4,900 0                          | 0            | 415 0                 |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 110,900 110,900 110,900            | 15,806       | 15,806 0              |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-410-001-00   | 2026 Est. T.C.V.    | BOURDO THOMAS & JULIE TRUSTS |
| Property Class: 407 |                     | 1 BEALS HOUSE A              |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L492 P628/98 UNIT 1A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

Notes: NORTH END

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-00 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 05/21/2021 for 160,000

| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 111,600       | 111,600            | 111,600 | 81,954       | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-410-001-00

Page: 2

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 14,700  | 0       | 0      | 2,212       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 126,300       | 126,300 | 126,300 | 84,166 | 84,166      | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-410-001-10   | 2026 Est. T.C.V.    | STOLZ DONALD C & MARIAN F TRUST |
| Property Class: 407 |                     | 1 BEALS HOUSE B                 |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L499 P544/99 UNIT 1B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 667 SF Floor Area = 1068 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-10 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 12/30/1998 for 88,900

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 111,600       | 111,600 | 111,600 | 67,210       | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|



Parcel Number: 45-006-410-001-10

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 14,700  | 0       | 0      | 1,814       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 126,300       | 126,300 | 126,300 | 69,024 | 69,024      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-410-001-20   | 2026 Est. T.C.V.    | BRUCE DEAN S & DIANNA E |
| Property Class: 407 |                     | 1 BEALS HOUSE C         |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L492 P395/98 L823 P106/04 UNIT 1C BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-20 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 09/01/2021 for 150,000

| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 111,600       | 111,600            | 111,600 | 81,954       | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-410-001-20

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 14,700  | 0       | 0      | 2,212       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 126,300       | 126,300 | 126,300 | 84,166 | 84,166      | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-410-001-30   | 2026 Est. T.C.V.    | SIDES SUSAN KAY & MORTON S ALISON |
| Property Class: 407 |                     | 1 BEALS HOUSE D                   |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L486 P616/98 L602 P845/01 UNIT 1D BEALS HOUSE CONDOMINIUM REC IN L485  
P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 667 SF Floor Area = 1068 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-30 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 11/20/2009 for 152,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 111,600       | 111,600 | 111,600 | 67,210       | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-410-001-30

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 14,700  | 0       | 0      | 1,814       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 126,300       | 126,300 | 126,300 | 69,024 | 69,024      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-410-001-40   | 2026 Est. T.C.V.    | VAN ALLSBURG MARK & ROSEMARY |
| Property Class: 407 |                     | 1 BEALS HOUSE E              |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L521 P621/99 L778 P427/03 L784 P51/04 UNIT 1E BEALS HOUSE CONDOMINIUM REC IN  
 L485 P069-139/AMEND REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND  
 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------------|----------|-------------|---------|-------|------------|---------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units |       | 180000     | 0.00000 | 100          | 180,000 |
|                        | 0.00     | Total Acres |         |       | Total Est. |         | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
 Ground Area = 667 SF Floor Area = 1068 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-40 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 06/07/2018 for 137,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 111,600       | 111,600 | 111,600 | 67,210       | 2.70 |

Parcel Number: 45-006-410-001-40

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 14,700         | 0       | 0         | 1,814          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 126,300  | 126,300        | 126,300 | 69,024    | 69,024         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-410-001-50   | 2026 Est. T.C.V.    | HUTER STEVEN & CLAUDIA |
| Property Class: 407 |                     | 1 BEALS HOUSE F        |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L523 P873/99 L590 P824/01 UNIT 1F BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-50 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 09/06/2019 for 150,000

| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 111,600       | 111,600            | 111,600 | 79,726       | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |



Parcel Number: 45-006-410-001-50

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 14,700  | 0       | 0      | 2,152       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 126,300       | 126,300 | 126,300 | 81,878 | 81,878      | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-410-001-60   | 2026 Est. T.C.V.    | SISSON THOMAS H & CHRISTINE M |
| Property Class: 407 |                     | 1 BEALS HOUSE G               |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L512 P706/99 L866 P661/05 UNIT 1G BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 667 SF Floor Area = 1068 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-60 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 08/15/2013 for 125,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 111,600       | 111,600 | 111,600 | 67,210       | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-410-001-60

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|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 14,700  | 0       | 0      | 1,814       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 126,300       | 126,300 | 126,300 | 69,024 | 69,024      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-001-70   | 2026 Est. T.C.V.    | BEARDSLEE DANIEL B   |
| Property Class: 407 |                     | 1 BEALS HOUSE H      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L515 P320/99 L603 P341/01 L822 P798/04 UNIT 1H BEALS HOUSE CONDOMINIUM REC IN  
 L485 P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND  
 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100          |        | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
 Ground Area = 667 SF Floor Area = 1068 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 292,865 33,034

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 72,675

2026 Est. T.C.V. 006-410-001-70 = 252,675

Est. TCV/Total Floor Area = 236.59, Most recent sale 03/15/2018 for 117,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 111,600       | 111,600 | 111,600 | 67,210       | 2.70 |

Parcel Number: 45-006-410-001-70

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 14,700         | 0       | 0         | 1,814          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 126,300  | 126,300        | 126,300 | 69,024    | 69,024         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-410-002-00   | 2026 Est. T.C.V.    | WAGER CHARLES & LYNDIA |
| Property Class: 407 |                     | 2 BEALS HOUSE A        |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L491 P345 L529 P653/99 L826 P738/04 UNIT 2A BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000.00000 | 100          | 100   |        | 180,000 |
|                        | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 329,968 37,220

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-002-00                                             | = | 261,884 |
| Est. TCV/Total Floor Area = 208.51, Most recent sale 01/29/2025 for 275,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |

Parcel Number: 45-006-410-002-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 72,671    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 58,229         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 74,633    | 130,900        | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-410-002-10   | 2026 Est. T.C.V.    | ZWEERING RICHARD C & TERESA L TR |
| Property Class: 407 |                     | 2 BEALS HOUSE B                  |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L486 P230/98 UNIT 2B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 764 SF Floor Area = 1257 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 764    |          |            |
| 1 Story   | Siding   | Overhang   | 111    |          |            |
|           |          |            | Total: | 230,856  | 26,040     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

|         |         |        |
|---------|---------|--------|
| Totals: | 323,976 | 36,544 |
|---------|---------|--------|

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 80,397

2026 Est. T.C.V. 006-410-002-10 = 260,397  
Est. TCV/Total Floor Area = 207.16, Most recent sale 08/31/1998 for 166,458



Parcel Number: 45-006-410-002-10

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 115,000  | 115,000        | 115,000 | 71,821       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 15,200         | 0       | 0            | 1,939          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 130,200  | 130,200        | 130,200 | 73,760       | 73,760         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-002-20   | 2026 Est. T.C.V.    | DAVID DARA M TR      |
| Property Class: 407 |                     | 2 BEALS HOUSE C      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L486 P230/98 UNIT 2C BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000.00000 | 100        | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 329,968 37,220

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-002-20                                             | = | 261,884 |
| Est. TCV/Total Floor Area = 208.51, Most recent sale 10/12/2010 for 185,900 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |

Parcel Number: 45-006-410-002-20

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 72,671    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 1,962          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 74,633    | 74,633         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-002-30   | 2026 Est. T.C.V.    | HOOGLAND FRANK &     |
| Property Class: 407 |                     | 2 BEALS HOUSE D      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L517 P481/99 UNIT 2D BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000.00000 | 100          | 100   |        | 180,000 |
|                        | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 329,968 37,220

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

2026 Est. T.C.V. 006-410-002-30 = 261,884  
Est. TCV/Total Floor Area = 208.51, Most recent sale 07/30/2020 for 150,000  
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-410-002-30

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 86,769    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 2,342          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 89,111    | 89,111         | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-410-002-40   | 2026 Est. T.C.V.    | DEBOSIER JEFFREY & KIMBERLEE TRUST |
| Property Class: 407 |                     | 2 BEALS HOUSE E                    |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L521 P186/99 L816 P855/04 UNIT 2E BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 329,968 37,220

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-002-40                                             | = | 261,884 |
| Est. TCV/Total Floor Area = 208.51, Most recent sale 12/15/2017 for 112,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |

Parcel Number: 45-006-410-002-40

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 72,671    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 1,962          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 74,633    | 74,633         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-410-002-50   | 2026 Est. T.C.V.    | KOOP CATHY S REVOCABLE TRUST |
| Property Class: 407 |                     | 2 BEALS HOUSE F              |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L492 P627/98 L790 P862/04 UNIT 2F BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000.00000 | 100          | 100   |        | 180,000 |
|                        | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

|         |         |        |
|---------|---------|--------|
| Totals: | 329,968 | 37,220 |
|---------|---------|--------|

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

|                                                                       |   |         |
|-----------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-002-50                                       | = | 261,884 |
| Est. TCV/Total Floor Area = 208.51, Most recent sale 02/19/2004 for 0 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                            |   |         |



Parcel Number: 45-006-410-002-50

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 72,671    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 1,962          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 74,633    | 74,633         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-002-60   | 2026 Est. T.C.V.    | KOOP BRIAN W TRUST   |
| Property Class: 407 |                     | 2 BEALS HOUSE G      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L520 P960/99 L865 P640/05 UNIT 2G BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000.00000 | 100          | 100   |        | 180,000 |
|                        | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 329,968 37,220

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

2026 Est. T.C.V. 006-410-002-60 = 261,884  
Est. TCV/Total Floor Area = 208.51, Most recent sale 09/29/2017 for 109,000  
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-410-002-60

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 72,671    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 1,962          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 74,633    | 74,633         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-410-002-70   | 2026 Est. T.C.V.    | ODONNELL SUSAN F TRUST |
| Property Class: 407 |                     | 2 BEALS HOUSE H        |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L493 P058/98 UNIT 2H BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000.00000 | 100          | 100   |        | 180,000 |
|                        | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 837 SF Floor Area = 1256 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 837    |          |            |
|           |          |            | Total: | 236,848  | 26,716     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 752 | 20,560 | 2,319 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 63 | 1,859 | 210 |
|-----|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 145 | 3,490 | 394 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 6,917 | 780 |
| Interior 2 Story | 1 | 8,495 | 958 |

Totals: 329,968 37,220

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 81,884

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-002-70                                             | = | 261,884 |
| Est. TCV/Total Floor Area = 208.51, Most recent sale 07/24/2012 for 135,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |

Parcel Number: 45-006-410-002-70

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 115,600  | 115,600        | 115,600 | 72,671    | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 15,300         | 0       | 0         | 1,962          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 130,900  | 130,900        | 130,900 | 74,633    | 74,633         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-003-00   | 2026 Est. T.C.V.    | HAVENS MARGARET A    |
| Property Class: 407 |                     | 3 BEALS HOUSE A      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L492 P626/98 UNIT 3A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|

Parcel Number: 45-006-410-003-00

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 11/02/1998 for 175,800

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 69,395       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 1,873          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 71,268       | 71,268         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-410-003-10   | 2026 Est. T.C.V.    | BLAIR DAVID & CHERYL TRUST |
| Property Class: 407 |                     | 3 BEALS HOUSE B            |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L495 P897/98 UNIT 3B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|



Parcel Number: 45-006-410-003-10

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 10/18/2013 for 136,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 69,395       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 1,873          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 71,268       | 71,268         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-003-20   | 2026 Est. T.C.V.    | KOSTER JAN M TRUST   |
| Property Class: 407 |                     | 3 BEALS HOUSE C      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L487 P143 L546 P37/00 L629 P492/02 UNIT 3C BEALS HOUSE CONDOMINIUM REC IN L485  
P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|

Parcel Number: 45-006-410-003-20

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 12/01/2017 for 117,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 62,601       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 1,690          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 64,291       | 64,291         | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-410-003-30   | 2026 Est. T.C.V.    | KRICHBAUM ROBERTSON SUSAN TRUST |
| Property Class: 407 |                     | 3 BEALS HOUSE D                 |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L489 P823/98 UNIT 3D BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|

Parcel Number: 45-006-410-003-30

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 09/13/2024 for 250,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 113,200      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 3,056          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 116,256      | 116,256        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-410-003-40   | 2026 Est. T.C.V.    | HUTER STEVEN & CLAUDIA |
| Property Class: 407 |                     | 3 BEALS HOUSE E        |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L492 P626/98 UNIT 3E BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|

Parcel Number: 45-006-410-003-40

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 08/04/2023 for 220,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 112,275      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 3,031          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 115,306      | 115,306        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-410-003-50   | 2026 Est. T.C.V.    | ACKROYD KEVIN & CHRISTIE |
| Property Class: 407 |                     | 3 BEALS HOUSE F          |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L509 P829/99 L576 P511/01 L707 P812/03 UNIT 3F BEALS HOUSE CONDOMINIUM REC IN  
 L485 P069-139/AMEND REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND  
 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate   | %Adj.   | Reason                  | Value   |
|------------------------|----------|-------|-------------|-------|--------|---------|-------------------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     |       | 180000 | 0.00000 | 100                     | 180,000 |
|                        |          | 0.00  | Total Acres |       |        |         | Total Est. Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
 Ground Area = 667 SF Floor Area = 1068 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667    |          |            |
| 1 Story   | Siding   | Overhang   | 67     |          |            |
|           |          |            | Total: | 202,590  | 22,851     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 76,228



Parcel Number: 45-006-410-003-50

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2026 Est. T.C.V. 006-410-003-50 = 256,228  
 Est. TCV/Total Floor Area = 239.91, Most recent sale 10/01/2013 for 131,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 113,200       | 113,200        | 113,200 | 62,601       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 14,900         | 0       | 0            | 1,690          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 128,100       | 128,100        | 128,100 | 64,291       | 64,291         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-410-003-60   | 2026 Est. T.C.V.    | LOMAKO NICHOLAS P & KATHLEEN |
| Property Class: 407 |                     | 3 BEALS HOUSE G              |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L509 P233 L550 P437/00 UNIT 3G BEALS HOUSE CONDOMINIUM REC IN L485  
P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|

Parcel Number: 45-006-410-003-60

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 04/16/1999 for 88,900

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 62,601       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 1,690          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 64,291       | 64,291         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-003-70   | 2026 Est. T.C.V.    | KAGEY FAMILY TRUST   |
| Property Class: 407 |                     | 3 BEALS HOUSE H      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L489 P559/98 UNIT 3H BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 667 SF Floor Area = 1068 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 667  |          |            |
| 1 Story   | Siding   | Overhang   | 67   |          |            |
|           |          | Total:     |      | 202,590  | 22,851     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 644 | 17,607 | 1,986 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 55 | 4,515 | 509 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 286 | 5,457 | 616 |
|--------------|-----|-------|-----|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 780   |
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 307,185 | 34,649 |
|---------|---------|--------|

Notes: 2ND STRY LAKE VIEW

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 76,228 |
|----------------------------------------------------------|--------|

Parcel Number: 45-006-410-003-70

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 Est. TCV/Total Floor Area = 239.91, Most recent sale 09/21/2018 for 127,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 113,200       | 113,200        | 113,200 | 62,601       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,900         | 0       | 0            | 1,690          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 128,100       | 128,100        | 128,100 | 64,291       | 64,291         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-004-00   | 2026 Est. T.C.V.    | HAVENS MARGARET A    |
| Property Class: 407 |                     | 4 BEALS HOUSE A      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L741 P417/03 L877 P683/05 UNIT 4A BEALS HOUSE CONDOMINIUM MASTER DEED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678  |          |            |
| 1 Story   | Siding   | Overhang   | 74   |          |            |
|           |          | Total:     |      | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-004-00 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 05/08/2018 for 135,000

Parcel Number: 45-006-410-004-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-410-004-10   | 2026 Est. T.C.V.    | WALLINGTON TIMOTHY & OGILVIE ALISON |
| Property Class: 407 |                     | 4 BEALS HOUSE B                     |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L741 P417/03 UNIT 4B BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-004-10 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 12/02/2015 for 140,000



Parcel Number: 45-006-410-004-10

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-410-004-20   | 2026 Est. T.C.V.    | WILLIS FRANK D & ROBERTA KELLY |
| Property Class: 407 |                     | 4 BEALS HOUSE C                |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L820 P473/04 UNIT 4C BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-004-20 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 09/21/2007 for 175,000

Parcel Number: 45-006-410-004-20

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-410-004-30   | 2026 Est. T.C.V.    | LALONDE STEPHEN & SUZANNE |
| Property Class: 407 |                     | 4 BEALS HOUSE D           |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L769 P1/03 UNIT 4D BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC  
14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-004-30 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 09/30/2003 for 184,000

Parcel Number: 45-006-410-004-30

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-410-004-40   | 2026 Est. T.C.V.    | BLACKFORD BRADLEY & MICHELLE TRUST |
| Property Class: 407 |                     | 4 BEALS HOUSE E                    |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L768 P999/03 UNIT 4E BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-004-40 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 11/20/2015 for 141,000

Parcel Number: 45-006-410-004-40

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-410-004-50   | 2026 Est. T.C.V.    | KEPP WILLIAM S JR & REED HEATHER TR |
| Property Class: 407 |                     | 4 BEALS HOUSE F                     |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L775 P619/03 UNIT 4F BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 75,295 |
|----------------------------------------------------------|--------|

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-004-50                                             | = | 255,295 |
| Est. TCV/Total Floor Area = 234.00, Most recent sale 05/31/2018 for 135,000 |   |         |



Parcel Number: 45-006-410-004-50

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-410-004-60   | 2026 Est. T.C.V.    | CLEMETSEN ERIC A & HELEN C |
| Property Class: 407 |                     | 4 BEALS HOUSE G            |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L788 P863/04 L902 P805/06 UNIT 4G BEALS HOUSE CONDOMINIUM MASTER DEED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

#### Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |             | 1 Units | 180000 | 0.00000    | 100   |              | 180,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678  |          |            |
| 1 Story   | Siding   | Overhang   | 74   |          |            |
|           |          | Total:     |      | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-004-60 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 08/17/2017 for 125,000

Parcel Number: 45-006-410-004-60

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-410-004-70   | 2026 Est. T.C.V.    | CONTE JOSEPH R REVOCABLE LIVING |
| Property Class: 407 |                     | 4 BEALS HOUSE H                 |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L789 P483/04 L908 P143/06 UNIT 4H BEALS HOUSE CONDOMINIUM MASTER DEED REC IN  
L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000 | 100   |                         | 180,000 |
|                        |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 75,295 |
|----------------------------------------------------------|--------|

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-004-70                                             | = | 255,295 |
| Est. TCV/Total Floor Area = 234.00, Most recent sale 02/12/2004 for 189,900 |   |         |

Parcel Number: 45-006-410-004-70

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-410-005-00   | 2026 Est. T.C.V.    | DULIC CHARLES & KARLA B TRUST |
| Property Class: 407 |                     | 5 BEALS HOUSE A               |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L811 P75/04 UNIT 5A BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 75,295 |
|----------------------------------------------------------|--------|

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-005-00                                             | = | 255,295 |
| Est. TCV/Total Floor Area = 234.00, Most recent sale 06/30/2004 for 186,900 |   |         |

Parcel Number: 45-006-410-005-00

Page: 2

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-410-005-10   | 2026 Est. T.C.V.    | ZESSIN DAVID M & JAN MARIE TRUST |
| Property Class: 407 |                     | 5 BEALS HOUSE B                  |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L820 P448/04 UNIT 5B BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 75,295 |
|----------------------------------------------------------|--------|

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-410-005-10                                             | = | 255,295 |
| Est. TCV/Total Floor Area = 234.00, Most recent sale 11/01/2016 for 112,000 |   |         |



Parcel Number: 45-006-410-005-10

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-410-005-20   | 2026 Est. T.C.V.    | FOULKES EATON PAUL TRUST |
| Property Class: 407 |                     | 5 BEALS HOUSE C          |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L831 P656/04 UNIT 5C BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678  |          |            |
| 1 Story   | Siding   | Overhang   | 74   |          |            |
|           |          | Total:     |      | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-005-20 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 09/08/2023 for 231,000

Parcel Number: 45-006-410-005-20

Page: 2

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 111,760      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 3,017          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 114,777      | 114,777        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-005-30   | 2026 Est. T.C.V.    | MAY DEBORAH O TRUST  |
| Property Class: 407 |                     | 5 BEALS HOUSE D      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L849 P712/05 UNIT 5D BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678  |          |            |
| 1 Story   | Siding   | Overhang   | 74   |          |            |
|           |          | Total:     |      | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-005-30 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 09/08/2017 for 132,000

Parcel Number: 45-006-410-005-30

Page: 2

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-410-005-40   | 2026 Est. T.C.V.    | MANIACI STEVE & LAURA |
| Property Class: 407 |                     | 5 BEALS HOUSE E       |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L821 P251/04 UNIT 5E BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-005-40 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 11/08/2018 for 145,000

Parcel Number: 45-006-410-005-40

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-410-005-50   | 2026 Est. T.C.V.    | JUNEWICK DR JOSEPH J & ELIZABETH A |
| Property Class: 407 |                     | 5 BEALS HOUSE F                    |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L774 P204/03 UNIT 5F BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-381  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 678 SF Floor Area = 1091 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 75,295 |
|----------------------------------------------------------|--------|

2026 Est. T.C.V. 006-410-005-50  
Est. TCV/Total Floor Area = 234.00

= 255,295



Parcel Number: 45-006-410-005-50

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-410-005-60   | 2026 Est. T.C.V.    | WENSON PAUL & JENIFER, EWALD MATT |
| Property Class: 407 |                     | 5 BEALS HOUSE G                   |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L684 P27/02 UNIT 5G BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 000000     | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

|                                                          |        |
|----------------------------------------------------------|--------|
| ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: | 75,295 |
|----------------------------------------------------------|--------|

2026 Est. T.C.V. 006-410-005-60  
Est. TCV/Total Floor Area = 234.00

= 255,295

Parcel Number: 45-006-410-005-60

Page: 2

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 68,788       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 1,857          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 70,645       | 70,645         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-410-005-70   | 2026 Est. T.C.V.    | MAY DEBORAH O TRUST  |
| Property Class: 407 |                     | 5 BEALS HOUSE H      |
| Map #: 15,17        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L819 P911/04 UNIT 5H BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382  
SEC 14 T29N R14W. . 2ND AMEND 2023005062

Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H410 BEALS BEALS HOUSE |          |       | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning  
Ground Area = 678 SF Floor Area = 1091 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 678    |          |            |
| 1 Story   | Siding   | Overhang   | 74     |          |            |
|           |          |            | Total: | 205,984  | 23,235     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 679 | 18,564 | 2,094 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 439   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 241 |
| 3 Fixture Bath     | 1 | 6,716 | 758 |
| 2 Fixture Bath     | 1 | 4,500 | 508 |
| Ceramic Tile Floor | 1 | 1,453 | 164 |
| Ceramic Tile Wains | 1 | 2,726 | 307 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 45 | 3,907 | 441 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 239 | 4,859 | 548 |
|--------------|-----|-------|-----|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 322 | 24,968 | 2,816 |
| Common Wall: 1 Wall | 1   | -3,064 | -346  |
| Door Opener         | 1   | 672    | 76    |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 216 |
| Public Sewer | 1 | 1,914 | 216 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 448 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 958   |
| Two Sided        | 1 | 9,805 | 1,106 |

|         |         |        |
|---------|---------|--------|
| Totals: | 303,413 | 34,225 |
|---------|---------|--------|

#### Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 2.200 => TCV: 75,295

2026 Est. T.C.V. 006-410-005-70 = 255,295  
Est. TCV/Total Floor Area = 234.00, Most recent sale 12/10/2021 for 180,000

Parcel Number: 45-006-410-005-70

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 112,800  | 112,800        | 112,800 | 83,659       | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 14,800         | 0       | 0            | 2,258          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 127,600  | 127,600        | 127,600 | 85,917       | 85,917         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-530-000-00   | 2026 Est. T.C.V.    | ARBOR ESTATES PLATTED PUBLIC PARK |
| Property Class: 402 |                     | ARBOR ESTATES SUB                 |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

## ARBOR ESTATES COMMONS ARBOR PARK SITE

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 115.00   | 62.50       | 0.9657 | 0.6157 | 1100       | 100   |              | 75,208 |
| 115 Actual Front Feet, | 0.17     | Total Acres |        |        | Total Est. |       | Land Value = | 75,208 |

2026 Est. T.C.V. 006-530-000-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

L1201P609 L354 P202-204 L359 P251 L500 P802/99 L249P9, L355P009LOT 1 ARBOR  
ESTATES. SEC 27 T29N R14W.

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/                          | 110.00   | 138.60 | 0.9765 | 0.7513 | 1100       | 100   |              | 88,768 |
| 110 Actual Front Feet, 0.35 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 88,768 |

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/17/2014 for 75,000

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 0              | 0    | 0         | 0              | 0      |

|      |          |      |        |        |             |         |
|------|----------|------|--------|--------|-------------|---------|
| 2026 | Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|      | 0        | 0    | 0      | 0      | 0           | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-530-002-00   | 2026 Est. T.C.V.    | CASTELLUCCI LAWRENCE |
| Property Class: 401 |                     | 6144 S LAKE ST       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1357P491 L340 P433 L354 P202 L355 P17 L543 P30/00 L821 P876/04 LOT 2 ARBOR  
ESTATES. SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 110.00   | 200.00      | 0.9765 | 0.8234 | 1100       | 100          |        | 97,291 |
| 110 Actual Front Feet, | 0.51     | Total Acres |        |        | Total Est. | Land Value = |        | 97,291 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1008 SF Floor Area = 1512 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,008  |          |            |
|           |          |             | Total: | 224,246  | 179,397    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 156 | 9,393 | 7,514 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 390 | 6,685 | 5,348 |
| Treated Wood | 12  | 579   | 463   |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |           |
|---------------------|-----|--------|--------|-----------|
| Base Cost           | 576 | 37,331 | 33,225 | *89% Good |
| Common Wall: 1 Wall | 1   | -3,064 | -2,727 |           |
| Door Opener         | 1   | 672    | 598    |           |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 309,220 250,521

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 551,146

2026 Est. T.C.V. 006-530-002-00 = 653,437

Est. TCV/Total Floor Area = 432.17, Most recent sale 04/07/2023 for 712,300

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 321,500       | 321,500 | 321,500 | 313,424      | 2.70 |



Parcel Number: 45-006-530-002-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 5,200          | 0       | 0         | 8,462          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 326,700  | 326,700        | 326,700 | 321,886   | 321,886        | 321,886 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-530-003-00   | 2026 Est. T.C.V.    | FRAENKEL TRUST       |
| Property Class: 401 |                     | 6148 S ARBOR DR      |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L355 P18 L412 P624 L442 P684/97 LOT 3 ARBOR ESTATES SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 100.00   | 168.00      | 1.0000 | 0.7883 | 1100       | 100   |              | 86,716 |
| 100 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. |       | Land Value = | 86,716 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1176 SF Floor Area = 1764 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,176  |          |            |
|           |          |             | Total: | 267,410  | 213,928    |

## Other Additions/Adjustments

## Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 30 | 1,375 | 1,100 |
|--------------|----|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 252 | 12,965 | 10,372 |
| WSEP (1 Story) | 204 | 14,439 | 11,551 |
| WCP (1 Story)  | 152 | 9,208  | 7,366  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 37,331 | 29,865 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 373,714 298,972

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 657,738

2026 Est. T.C.V. 006-530-003-00 = 749,454

Est. TCV/Total Floor Area = 424.86, Most recent sale 10/30/2008 for 413,500

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 355,000       | 355,000 | 355,000 | 256,668      | 2.70 |

Parcel Number: 45-006-530-003-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 19,700         | 0       | 0         | 6,930          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 374,700  | 374,700        | 374,700 | 263,598   | 263,598        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-530-004-00   | 2026 Est. T.C.V.    | EWING ROBERT A & STEPHANIE M |
| Property Class: 401 |                     | 6152 S LAKE ST               |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L354 P202-204 L360 P259 L405 P43/95 LOT 4 ARBOR ESTATES. SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 120.00   | 150.00      | 0.9554 | 0.7663 | 1100       | 100   |              | 96,645 |
| 120 Actual Front Feet, | 0.41     | Total Acres |        |        | Total Est. |       | Land Value = | 96,645 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 2308 SF Floor Area = 3186 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement    | 1,144 |          |            |
| 1 Story   | Siding   | Crawl Space | 552   |          |            |
| 1.5 Story | Siding   | Slab        | 612   |          |            |
|           |          | Total:      |       | 437,099  | 305,988    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 252 | 9,856 | 6,899 |
| WPP           | 296 | 5,470 | 3,829 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 952 | 42,545 | 29,781 |
| Door Opener | 2   | 1,075  | 752    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Totals: 522,108 365,493

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 804,085

2026 Est. T.C.V. 006-530-004-00 = 905,730

Est. TCV/Total Floor Area = 284.28, Most recent sale 03/01/1993 for 22,096

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 420,900       | 420,900    | 420,900 | 200,649      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 32,000     | 0       | 0            | 5,417          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

452,900

452,900

452,900

206,066

206,066

206,066

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-530-005-00   | 2026 Est. T.C.V.    | ANNATOYN JEFFREY & CORNILLIE K |
| Property Class: 401 |                     | 6188 S LAKE ST                 |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L354 P202-204 L357 P540 L441 P665/97 LOT 5 ARBOR ESTATES. SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| D 100' @ 1100/                          | 125.00   | 158.00 | 0.9457 | 0.7763 | 1100 | 100   |                         | 100,953 |
| 125 Actual Front Feet, 0.45 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 100,953 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68 | 1685 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1652 SF Floor Area = 2065 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,652  |          |            |
|            |          |             | Total: | 332,587  | 282,697    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 434 | 20,389 | 17,331 |
| WSEP (1 Story) | 113 | 9,115  | 7,748  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 188 | 4,155 | 3,532 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 28,950 | 24,607 |
| Door Opener | 1   | 672    | 571    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

#### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
| GENERATOR          | 1 | 1 | 1 | *100% Good |

Totals: 432,002 367,201

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 807,842

Parcel Number: 45-006-530-005-00

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 Est. TCV/Total Floor Area = 441.31, Most recent sale 08/19/2016 for 530,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 427,400       | 427,400        | 427,400 | 305,700      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 28,200         | 0       | 0            | 8,253          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 455,600       | 455,600        | 455,600 | 313,953      | 313,953        | 313,953 |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-530-006-00   | 2026 Est. T.C.V.    | KEIL DAVID A & JENNIFER W TRUST |
| Property Class: 401 |                     | 6206 S LAKE ST                  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L439 P228/97 L540 P494 L557 P579&599/00 L683 P600&619/02 LOT 6 ARBOR ESTATES SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 116.00   | 165.00      | 0.9636 | 0.7848 | 1100       | 100   |              | 96,491 |
| 116 Actual Front Feet, | 0.44     | Total Acres |        |        | Total Est. |       | Land Value = | 96,491 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1772 SF Floor Area = 1772 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,772  |          |            |
|         |          |            | Total: | 280,087  | 224,082    |

#### Other Additions/Adjustments

##### Exterior

|              |    |     |     |
|--------------|----|-----|-----|
| Stone Veneer | 20 | 746 | 597 |
|--------------|----|-----|-----|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 169 | 7,715 | 6,172 |
| WPP           | 424 | 7,700 | 6,160 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 528 | 23,000 | 18,400 |
| Door Opener | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 339,199 271,374

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 597,023

2026 Est. T.C.V. 006-530-006-00 = 698,514

Est. TCV/Total Floor Area = 394.20, Most recent sale 03/17/2023 for 750,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 335,000                 | 335,000 | 335,000   | 326,002        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 14,300  | 0         | 8,802          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 349,300                 | 349,300 | 349,300   | 334,804        | 334,804     | 0       |  |





|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-530-007-00   | 2026 Est. T.C.V.    | MCCARTY KEVIN J & PEG STRAUSS |
| Property Class: 401 |                     | 6250 W LAKE WOOD DR           |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L325 P713-714 L353 P653 L391 P215/94 LOT 7 ARBOR ESTATES. SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 100.00   | 180.00      | 1.0000 | 0.8020 | 1100       | 100   |              | 88,224 |
| 100 Actual Front Feet, | 0.41     | Total Acres |        |        | Total Est. |       | Land Value = | 88,224 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1066 SF Floor Area = 1890 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,066 |          |            |
| 1 Story    | Siding   | Overhang   | 24    |          |            |
|            |          | Total:     |       | 314,309  | 235,730    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 110 | 7,093 | 5,320 |
| WCP (1 Story) | 16  | 1,413 | 1,060 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 557 | 8,439 | 6,329 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 656 | 34,571 | 25,928 |
| Storage Over Garage | 328 | 5,792  | 4,344  |
| Door Opener         | 2   | 1,343  | 1,007  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,299 |
|-------------------|---|-------|-------|

Totals: 400,026 300,017

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 660,037

2026 Est. T.C.V. 006-530-007-00 = 753,261

Est. TCV/Total Floor Area = 398.55, Most recent sale 08/03/1994 for 32,500

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 354,900       | 354,900 | 354,900 | 144,262      | 2.70 |

Parcel Number: 45-006-530-007-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 21,700         | 0       | 0         | 3,895          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 376,600  | 376,600        | 376,600 | 148,157   | 148,157        | 148,157 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-530-008-00   | 2026 Est. T.C.V.    | MCCARTY FAMILY LIVING TRUST |
| Property Class: 401 |                     | 6239 S LAKE ST              |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L354 P202 L355 P19 L428 P710 L540 P515 LOT 8 ARBOR ESTATES SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 100.00   | 180.00      | 1.0000 | 0.8020 | 1100       | 100   |              | 88,224 |
| 100 Actual Front Feet, | 0.41     | Total Acres |        |        | Total Est. |       | Land Value = | 88,224 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Concrete   | 7.10 | 132  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 1000 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good       | Cash Value |
|-----------------------------------|----------|------|--------------|------------|
| LAND IMPROVEMENTS 15              | 1,500.00 | 1    | 95           | 1,425      |
| Total Estimated Land Improvements |          | True | Cash Value = | 1,425      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = 1505 SF Floor Area = 1505 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,505  |          |            |
|         |          |             | Total: | 219,824  | 208,852    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |

#### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 9,028 |
| Water Well, 50 Feet | 1 | 3,410 | 3,239 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 171 | 7,781 | 7,392 |
| WCP (1 Story) | 137 | 6,602 | 6,272 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 621 | 30,951 | 29,403 |
| Storage Over Garage | 171 | 2,309  | 2,194  |
| Door Opener         | 1   | 537    | 510    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

Totals: 289,702 275,236

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 605,519

2026 Est. T.C.V. 006-530-008-00 = 695,168

Est. TCV/Total Floor Area = 461.91, Most recent sale 07/21/2021 for 535,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 331,900                 | 331,900 | 331,900   | 264,845        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 15,700  | 0         | 7,150          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 347,600                 | 347,600 | 347,600   | 271,995        | 271,995     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-530-009-00   | 2026 Est. T.C.V.    | PEPPLER LINDA TRUSTEE |
| Property Class: 401 |                     | 6266 S LAKE ST        |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L340 P433 & 482 L355 P20 L375 P119/93 L548 P258/00 LOT 9 ARBOR ESTATES. SEC 27  
T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          |        |        | EFF IRR TRIANGLE SHAPE |                         |       |                          |         |
|-----------------------------------------|----------|--------|--------|------------------------|-------------------------|-------|--------------------------|---------|
| Description                             | Frontage | Depth  | Front  | Depth                  | Rate                    | %Adj. | Reason                   | Value   |
| C 100' @ 2000/                          | 200.00   | 224.01 | 0.7931 | 0.8471                 | 2000                    | 100   |                          | 268,728 |
| E 100' @ 800/                           | 52.79    | 224.01 | 0.7228 | 0.7927                 | 800                     | 50    | SURPLUS: ZONING 100' MIN | 12,100  |
| 253 Actual Front Feet, 1.30 Total Acres |          |        |        |                        | Total Est. Land Value = |       |                          | 280,828 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1479 SF Floor Area = 1479 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,479  |          |            |
|         |          |            | Total: | 228,478  | 171,359    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 108 | 2,316 | 1,737 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 224 | 4,390 | 3,292 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 16,429 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 270,291 202,718

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 445,980

2026 Est. T.C.V. 006-530-009-00 = 731,808

Est. TCV/Total Floor Area = 494.80, Most recent sale 12/18/1992 for 30,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 342,600                 | 342,600 | 342,600   | 161,050        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 23,300  | 0         | 4,348          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 365,900                 | 365,900 | 365,900   | 165,398        | 165,398     | 165,398 |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-531-010-00   | 2026 Est. T.C.V.    | HENNESSEY JOHN M & CHRISTINE M |
| Property Class: 401 |                     | 6251 W LAKE WOOD DR            |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L358 P962/93 LOT 10 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 100.00   | 228.00      | 1.0000 | 0.8509 | 1100       | 100   |              | 93,595 |
| 100 Actual Front Feet, | 0.52     | Total Acres |        |        | Total Est. |       | Land Value = | 93,595 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks   | 19.22 | 450  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 1800 | 0      | 0          |
| Wood Frame            | 36.12 | 127  | 50     | 2,293      |
| Wood Frame            | 51.17 | 27   | 50     | 691        |

## Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 7,984 |

|                            |               |            |        |          |
|----------------------------|---------------|------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.25 STORY | Cls BC | Blt 2000 |
|----------------------------|---------------|------------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1488 SF Floor Area = 2112 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,488 |          |            |
| 1 Story    | Siding   | Overhang   | 175   |          |            |
| 1 Story    | Siding   | Overhang   | 65    |          |            |
| 1 Story    | Brick    | Overhang   | 12    |          |            |
|            |          | Total:     |       | 367,183  | 293,746    |

## Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 772 | 21,106 | 16,885 |
| Basement, Outside Entrance, Below Grade | 2   | 7,777  | 6,222  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 55  | 4,515 | 3,612 |
| WPP           | 420 | 9,811 | 7,849 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 416 | 6,972 | 5,578 |
| Treated Wood | 150 | 3,564 | 2,851 |
| Treated Wood | 180 | 4,028 | 3,222 |

## Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 175 | 9,553 | 7,642 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 761 | 38,248 | 30,598 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

Parcel Number: 45-006-531-010-00

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,519 |
|-------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 510,863 | 408,691 |
|---------|--|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 899,120

---

2026 Est. T.C.V. 006-531-010-00 = 1,000,699

Est. TCV/Total Floor Area = 473.82, Most recent sale 09/21/2018 for 525,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 461,400                 | 461,400 | 461,400   | 328,993        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 38,900  | 0         | 8,882          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 500,300                 | 500,300 | 500,300   | 337,875        | 337,875     | 0       |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-531-011-00   | 2026 Est. T.C.V.    | KOKOWICZ ADRIENE LIVIG TRUST |
| Property Class: 401 |                     | 6257 W LAKE WOOD DR          |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L359 P354/93 LOT 11 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 130.00   | 238.00      | 0.9365 | 0.8600 | 1100       | 100   |              | 115,179 |
| 130 Actual Front Feet, | 0.71     | Total Acres |        |        | Total Est. |       | Land Value = | 115,179 |

## Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1272 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,272  |          |            |
|         |          |            | Total: | 190,541  | 133,359    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 80  | 2,476 | 1,733 |
| WPP           | 168 | 4,476 | 3,133 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,815 |
|----------------|---|-------|-------|

## Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 16 | 731 | 512 |
|--------------|----|-----|-----|

|         |         |         |
|---------|---------|---------|
| Totals: | 220,231 | 154,142 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 339,112

2026 Est. T.C.V. 006-531-011-00 = 456,791

Est. TCV/Total Floor Area = 359.11, Most recent sale 03/01/1993 for 17,010

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 244,700       | 244,700    | 244,700 | 114,646      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -16,300    | 0       | 0            | 3,095          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 228,400       | 228,400    | 228,400 | 117,741      | 117,741        | 117,741 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-531-012-00   | 2026 Est. T.C.V.    | CIOLEK TODD & KELLY  |
| Property Class: 401 |                     | 6263 W LAKE WOOD DR  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L358 P823 L481 P978/98 LOT 12 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 134.00   | 203.00      | 0.9294 | 0.8265 | 1100       | 100   |              | 113,233 |
| 134 Actual Front Feet, | 0.62     | Total Acres |        |        | Total Est. |       | Land Value = | 113,233 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1015 | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 1276 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1426 SF Floor Area = 2139 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,426  |          |            |
|           |          |            | Total: | 278,115  | 194,680    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 85  | 5,735 | 4,014 |
| WPP            | 259 | 5,395 | 3,776 |
| WPP            | 49  | 2,211 | 1,548 |
| WCP (1 Story)  | 200 | 8,652 | 6,056 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 672 | 24,474 | 17,132 |
| Storage Over Garage | 336 | 4,536  | 3,175  |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 2   | 1,075  | 752    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Totals: 351,991 246,392

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 542,062

2026 Est. T.C.V. 006-531-012-00 = 657,795

Est. TCV/Total Floor Area = 307.52, Most recent sale 01/15/2014 for 360,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 326,700                 | 326,700 | 326,700   | 237,539        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 2,200   | 0         | 6,413          | 0      |

Parcel Number: 45-006-531-012-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 328,900       | 328,900 | 328,900 | 243,952 | 243,952     | 243,952 |

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|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-531-013-00   | 2026 Est. T.C.V.    | WARD TIMOTHY R & LIIOI-WARD MARY |
| Property Class: 401 |                     | 6269 W LAKE WOOD DR              |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L358 P961/93 L601 P88/01 LOT 13 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| D 100' @ 1100/                          | 130.00   | 178.00 | 0.9365 | 0.7998 | 1100 | 100   |                         | 107,111 |
| 130 Actual Front Feet, 0.53 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 107,111 |

## Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 1690 | 0      | 0          |

## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1790 SF Floor Area = 2998 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,790 |          |            |
| 1 Story   | Siding   | Overhang   | 291   |          |            |
| 1 Story   | Siding   | Overhang   | 12    |          |            |
| 0.5 Story | Siding   | Overhang   | 12    |          |            |
| 0.5 Story | Siding   | Overhang   | 9     |          |            |
| Total:    |          |            |       | 400,574  | 360,537    |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,503 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |
| Separate Shower    | 1 | 1,336 | 1,202 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 432 | 15,189 | 13,670 |
| WSEP (1 Story) | 275 | 13,844 | 12,460 |
| WPP            | 101 | 3,115  | 2,803  |
| WPP            | 213 | 5,057  | 4,551  |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 582 | 29,548 | 26,593 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,376 |
| Door Opener         | 1   | 537    | 483    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,984 |
| Raised Hearth    | 1 | 443   | 399   |

|         |         |         |
|---------|---------|---------|
| Totals: | 488,274 | 439,465 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 966,823

Parcel Number: 45-006-531-013-00

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2026 Est. T.C.V. 006-531-013-00 = 1,078,934  
 Est. TCV/Total Floor Area = 359.88, Most recent sale 07/10/2015 for 573,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 495,700       | 495,700        | 495,700 | 348,759      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 43,800         | 0       | 0            | 9,416          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 539,500       | 539,500        | 539,500 | 358,175      | 358,175        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-531-014-00   | 2026 Est. T.C.V.    | SANTORO PHILLIP R & DINA A |
| Property Class: 401 |                     | 6275 W LAKE WOOD DR        |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L358 P862 L412 P38 L423 P278 L478 P953 L597 P939/01 LOT 14 ARBOR ESTATES NO. 2  
SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 103.00   | 174.00      | 0.9926 | 0.7953 | 1100       | 100   |              | 89,441 |
| 103 Actual Front Feet, | 0.41     | Total Acres |        |        | Total Est. |       | Land Value = | 89,441 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2702 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 2629 SF Floor Area = 3286 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,476  |          |            |
| 1.25 Story | Siding   | Basement   | 1,153  |          |            |
|            |          |            | Total: | 454,863  | 341,164    |

#### Other Additions/Adjustments

|                                                          |      |         |         |
|----------------------------------------------------------|------|---------|---------|
| Recreation Room                                          | 1476 | 28,546  | 14,273  |
| Exterior                                                 |      |         |         |
| Stone Veneer                                             | 350  | 13,059  | 9,794   |
| Basement, Outside Entrance, Below Grade                  | 1    | 2,781   | 2,086   |
| Plumbing                                                 |      |         |         |
| Average Fixture(s)                                       | 1    | 1,451   | 1,088   |
| 3 Fixture Bath                                           | 3    | 13,700  | 10,275  |
| Water/Sewer                                              |      |         |         |
| 1000 Gal Septic                                          | 1    | 4,782   | 3,586   |
| Water Well, 100 Feet                                     | 1    | 5,847   | 4,385   |
| Porches                                                  |      |         |         |
| WPP                                                      | 384  | 6,981   | 5,236   |
| WCP (1 Story)                                            | 347  | 12,228  | 9,171   |
| Foundation: Basement                                     | 347  | 8,397   | 6,298   |
| WPP                                                      | 756  | 11,983  | 8,987   |
| Garages                                                  |      |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |      |         |         |
| Basement Garage: 3 Car                                   | 1    | 5,356   | 4,017   |
| Door Opener                                              | 2    | 1,075   | 806     |
| Built-Ins                                                |      |         |         |
| Appliance Allow.                                         | 2    | 5,533   | 4,150   |
| Fireplaces                                               |      |         |         |
| Prefab 2 Story                                           | 2    | 6,341   | 4,756   |
| Totals:                                                  |      | 582,923 | 430,072 |

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 946,158

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2026 Est. T.C.V. 006-531-014-00 = 1,038,099  
 Est. TCV/Total Floor Area = 315.92, Most recent sale 09/06/2018 for 570,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 471,300       | 471,300        | 471,300 | 345,994      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 47,700         | 0       | 0            | 9,341          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 519,000       | 519,000        | 519,000 | 355,335      | 355,335        | 355,335 |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-531-015-00   | 2026 Est. T.C.V.    | HENNESSEY JOHN M & CHRISTINE M |
| Property Class: 401 |                     | 6281 W LAKE WOOD DR            |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L360 P847/93 L427 P163/96 LOT 15 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| D 100' @ 1100/                          | 103.00   | 167.00 | 0.9926 | 0.7871 | 1100 | 100   |                         | 88,527 |
| 103 Actual Front Feet, 0.40 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 88,527 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1100 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 2012 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2511 SF Floor Area = 3071 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,511  |          |            |
| 1 Story | Siding   | Overhang   | 532    |          |            |
| 1 Story | Siding   | Overhang   | 28     |          |            |
|         |          |            | Total: | 557,261  | 501,533    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1700 | 46,478 | 23,239 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,499  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |
| 2 Fixture Bath     | 1 | 4,500  | 4,050  |

## Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,792 |
| Water Well, 100 Feet | 1 | 6,514  | 5,863 |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 72  | 2,883  | 2,595  |
| WPP           | 691 | 16,031 | 14,428 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 632 | 39,829 | 35,846 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,758 |
| Door Opener         | 1   | 672    | 605    |

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 705,108 | 616,004 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 1,355,209



Parcel Number: 45-006-531-015-00

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2026 Est. T.C.V. 006-531-015-00 = 1,448,736  
 Est. TCV/Total Floor Area = 471.75, Most recent sale 09/23/2021 for 975,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 642,200       | 642,200        | 642,200 | 541,967      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 82,200         | 0       | 0            | 14,633         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 724,400       | 724,400        | 724,400 | 556,600      | 556,600        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-531-016-00   | 2026 Est. T.C.V.    | PETERSON WILLIAM A TRUST & |
| Property Class: 401 |                     | 6287 W LAKE WOOD DR        |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L358 P822/93 LOT 16 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| D 100' @ 1100/                          | 103.00   | 184.00 | 0.9926 | 0.8065 | 1100 | 100   |                         | 90,699 |
| 103 Actual Front Feet, 0.44 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 90,699 |

## Land Improvement Cost Estimates

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

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 2002 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1476 SF Floor Area = 1476 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,476  |          |            |
|         |          |            | Total: | 288,516  | 230,813    |

## Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1476 | 40,354 | 10,088 |
|-----------------|------|--------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,110 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 40  | 1,708 | 1,366 |
| WPP           | 172 | 5,686 | 4,549 |

## Deck

|                            |    |       |       |
|----------------------------|----|-------|-------|
| Pine w/Roof (Deck Portion) | 40 | 1,330 | 1,064 |
| Pine w/Roof (Roof portion) | 40 | 1,079 | 863   |

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 576 | 28,950 | 23,160 |
| Common Wall: 1/2 Wall | 1   | -1,299 | -1,039 |
| Door Opener           | 1   | 672    | 538    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,519 |
|-------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 406,882 | 303,311 |
|---------|---------|---------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 667,284 |
|----------------------------------------------------------------|---------|

Parcel Number: 45-006-531-016-00

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2026 Est. T.C.V. 006-531-016-00 = 762,983  
 Est. TCV/Total Floor Area = 516.93, Most recent sale 03/01/1993 for 23,310

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 360,700       | 360,700 | 360,700 | 254,736      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 20,800         | 0    | 0         | 6,877          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 381,500       | 381,500 | 381,500 | 261,613 | 261,613     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-531-017-00   | 2026 Est. T.C.V.    | TITUSKIN STEPHEN W   |
| Property Class: 401 |                     | 6293 W LAKE WOOD DR  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L358 P821 L397 P878/94 LOT 17 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason          | Value                   |        |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-----------------|-------------------------|--------|
| D 100' @ 1100/                          | 108.00   | 184.00 | 0.9636 | 0.8065 | 1100 | 100   |                 | 92,318                  |        |
| A 100' @ 7000/                          | 8.00     | 0.00   | 0.9636 | 0.0000 | 7000 | 100   | SURPLUS: ZONING | 100 ft                  | 0      |
| 116 Actual Front Feet, 0.46 Total Acres |          |        |        |        |      |       |                 | Total Est. Land Value = | 92,318 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1777 SF Floor Area = 1800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1 Story   | Siding   | Basement   | 1,777 |          |            |
| 0.5 Story | Siding   | Overhang   | 24    |          |            |
| 0.5 Story | Siding   | Overhang   | 23    |          |            |
| Total:    |          |            |       | 295,953  | 221,957    |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,086 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 71 | 2,224 | 1,668 |
|---------------|----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 508 | 22,418 | 16,813 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -990   |
| Door Opener           | 2   | 1,075  | 806    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 343,316 | 257,477 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 566,449

2026 Est. T.C.V. 006-531-017-00 = 663,767

Est. TCV/Total Floor Area = 368.76, Most recent sale 12/12/1994 for 41,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 318,600       | 318,600 | 318,600 | 143,898      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-531-017-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 13,300  | 0       | 0       | 3,885       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 331,900       | 331,900 | 331,900 | 147,783 | 147,783     | 147,783 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-531-018-00   | 2026 Est. T.C.V.    | ULRICH JOHN M & JUDY |
| Property Class: 401 |                     | 6299 W LAKE WOOD DR  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L359 P349/93 L781 P690/03 LOT 18 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| D 100' @ 1100/         | 150.00   | 100.00      | 0.9036 | 0.6924 | 1100       | 100          |        | 103,238 |
| 150 Actual Front Feet, | 0.34     | Total Acres |        |        | Total Est. | Land Value = |        | 103,238 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 34.51    | 122  | 50     | 2,105      |
| D/W/P: Asphalt Paving                               | 3.16     | 1900 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,105      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2014

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1421 SF Floor Area = 2076 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

## Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,421 |          |            |
| 1 Story    | Siding   | Overhang   | 300   |          |            |
| Total:     |          |            |       | 300,088  | 273,073    |

## Other Additions/Adjustments

|                 |     |       |       |
|-----------------|-----|-------|-------|
| Recreation Room | 496 | 9,593 | 8,730 |
|-----------------|-----|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,320 |
| 3 Fixture Bath     | 2 | 9,133 | 8,311 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 8,648 |
| Water Well, 100 Feet | 1 | 5,847 | 5,321 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 162 | 14,196 | 12,918 |
| WCP (1 Story)  | 164 | 7,551  | 6,871  |
| WPP            | 387 | 7,036  | 6,403  |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 595 | 29,994 | 27,295 |
| Common Wall: 2 Wall | 1   | -5,280 | -4,805 |
| Door Opener         | 1   | 537    | 489    |

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,360 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 392,242 | 356,934 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 785,255

2026 Est. T.C.V. 006-531-018-00 = 895,598

Est. TCV/Total Floor Area = 431.41, Most recent sale 12/24/2014 for 477,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 404,000       | 404,000 | 404,000 | 300,830      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-531-018-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 43,800  | 0       | 0       | 8,122       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 447,800       | 447,800 | 447,800 | 308,952 | 308,952     | 308,952 |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-531-019-00   | 2026 Est. T.C.V.    | BIEDERMAN JASON & PACIS-BIEDERMAN M |
| Property Class: 401 |                     | 6290 W LAKE WOOD DR                 |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L362 P529-530/93 L425 P773/96 L620 P621/01 LOT 19 ARBOR ESTATES NO. 2 SEC 27  
T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 100.00   | 197.00      | 1.0000 | 0.8203 | 1100       | 100          |        | 90,237 |
| 100 Actual Front Feet, | 0.45     | Total Acres |        |        | Total Est. | Land Value = |        | 90,237 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size         | % Good | Cash Value |
|------------------------------------------|----------|--------------|--------|------------|
| D/W/P: Asphalt Paving                    | 3.16     | 950          | 0      | 0          |
| Residential Local Cost Land Improvements |          |              |        |            |
| Description                              | Rate     | Size         | % Good | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1            | 100    | 5,000      |
| Total Estimated Land Improvements        | True     | Cash Value = |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1907 SF Floor Area = 1907 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,907  |          |            |
|         |          |            | Total: | 321,086  | 288,969    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1653 | 31,969 | 28,772 |
|-----------------|------|--------|--------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 2 | 9,133 | 8,220 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CCP (1 Story)  | 158 | 4,577 | 4,119 |
| WSEP (1 Story) | 169 | 9,657 | 8,691 |
| WPP            | 440 | 7,986 | 7,187 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 35 | 1,459 | 1,313 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 530 | 27,698 | 24,928 |
| Common Wall: 2 Wall | 1   | -5,280 | -4,752 |
| Door Opener         | 1   | 537    | 483    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 488 | 26,142 | 23,528 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 449,811 | 404,820 |
|---------|---------|---------|

Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 890,604 |
|----------------------------------------------------------------|---------|



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 Est. TCV/Total Floor Area = 516.96, Most recent sale 07/14/2023 for 895,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 452,800       | 452,800        | 452,800 | 452,800      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 40,100         | 0       | 0            | 12,225         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 492,900       | 492,900        | 492,900 | 465,025      | 465,025        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-531-020-00   | 2026 Est. T.C.V.    | MALLON JOHN F        |
| Property Class: 401 |                     | 6284 W LAKE WOOD DR  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L359 P527 L425 P122&123/96 L752 P665/03 L913 P749/06 LOT 20 ARBOR ESTATES NO. 2  
SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 101.00   | 192.00      | 0.9975 | 0.8151 | 1100       | 100   |              | 90,331 |
| 101 Actual Front Feet, | 0.45     | Total Acres |        |        | Total Est. |       | Land Value = | 90,331 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 28.51 | 120  | 50     | 1,710      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good       | Cash Value |
|-----------------------------------|----------|------|--------------|------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100          | 5,000      |
| Total Estimated Land Improvements |          | True | Cash Value = | 6,710      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Heat & Cool  
Ground Area = 1620 SF Floor Area = 1620 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,620  |          |            |
|         |          |            | Total: | 265,405  | 199,063    |

#### Other Additions/Adjustments

|                 |      |        |       |
|-----------------|------|--------|-------|
| Recreation Room | 1020 | 19,727 | 9,863 |
|-----------------|------|--------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 238 | 12,481 | 9,361 |
| WCP (1 Story)  | 210 | 8,917  | 6,688 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 446 | 6,882 | 5,161 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 29,341 | 22,006 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,885 |
| Wood Stove       | 1 | 2,552 | 1,914 |

|         |         |         |
|---------|---------|---------|
| Totals: | 373,696 | 275,348 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 605,766

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2026 Est. T.C.V. 006-531-020-00 = 702,807  
 Est. TCV/Total Floor Area = 433.83, Most recent sale 08/14/2017 for 515,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 336,000       | 336,000 | 336,000 | 260,863      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 15,400         | 0    | 0         | 7,043          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 351,400       | 351,400 | 351,400 | 267,906 | 267,906     | 267,906 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-531-021-00   | 2026 Est. T.C.V.    | IHME LINDA L         |
| Property Class: 401 |                     | 6278 W LAKE WOOD DR  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L358 P642 L363 P754 L411 P373/95 L577 P668/01 L855 P509/05 LOT 21 ARBOR ESTATES  
NO. 2 SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 100.00   | 175.00      | 1.0000 | 0.7964 | 1100       | 100          |        | 87,605 |
| 100 Actual Front Feet, | 0.40     | Total Acres |        |        | Total Est. | Land Value = |        | 87,605 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| D/W/P: Asphalt Paving             | 3.16  | 1400 | 50                | 2,212      |
| D/W/P: Flagstone/Sand             | 21.39 | 140  | 50                | 1,497      |
| Total Estimated Land Improvements |       |      | True Cash Value = | 3,709      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2022

(11) Heating System: Forced Heat & Cool

Ground Area = 2216 SF Floor Area = 2216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 2,216  |          |            |
|         |          |            | Total: | 298,217  | 295,267    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 100 Feet | 1 | 5,847 | 5,789 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 212 | 8,968 | 8,878 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,301 | 5,248 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 623 | 31,025 | 30,715 |
| Common Wall: 1.5 Wall | 1   | -3,960 | -3,920 |
| Door Opener           | 1   | 537    | 532    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 357,992 354,444

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 779,777

2026 Est. T.C.V. 006-531-021-00 = 871,091

Est. TCV/Total Floor Area = 393.09, Most recent sale 08/14/2020 for 125,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |   |  |
|-------------------------|---------|-----------|----------------|--------|---|--|
| 404,200                 | 404,200 | 404,200   | 344,950        | 2.70   |   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |   |  |
| 0                       | 31,300  | 0         | 0              | 9,313  | 0 |  |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 435,500       | 435,500 | 435,500 | 354,263 | 354,263     | 354,263 |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-531-022-00   | 2026 Est. T.C.V.    | ALONZI MARK J & REBECCA L |
| Property Class: 401 |                     | 6129 S ARBOR DR           |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L359 P347/93 L621 P597/01 LOT 22 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason               | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|----------------------|--------|
| D 100' @ 1100/                          | 100.00   | 174.00 | 0.9765 | 0.7953 | 1100 | 100   |                      | 85,420 |
| D 100' @ 1100/                          | 10.00    | 174.00 | 0.9765 | 0.7953 | 1100 | 50    | SURPLUS: ZONING 100' | 4,271  |
| 110 Actual Front Feet, 0.44 Total Acres |          |        |        |        |      |       |                      | 89,691 |
| Total Est. Land Value =                 |          |        |        |        |      |       |                      |        |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 320  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1288 SF Floor Area = 1288 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,288 |          |            |
| Total:  |          |            |       | 212,809  | 159,615    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 216 | 4,285 | 3,214 |
| Treated Wood | 24  | 1,096 | 822   |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 16,429 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 400 | 16,988 | 12,741 |
| Door Opener | 1   | 537    | 403    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,885 |
|------------------|---|-------|-------|

Totals: 281,903 211,435

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 465,157

2026 Est. T.C.V. 006-531-022-00 = 559,848

Est. TCV/Total Floor Area = 434.66, Most recent sale 03/01/1993 for 25,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-531-022-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 276,800  | 276,800        | 276,800 | 119,069   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 3,100          | 0       | 0         | 3,214          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 279,900  | 279,900        | 279,900 | 122,283   | 122,283        | 122,283 |

45-006-531-023-00  
Property Class: 401  
Map #: 52

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

AYLSWORTH-BONZELET LAURA  
6258 W LAKEWOOD DR  
GLEN ARBOR, MI 49636

L359 P247&249 L377 P158/93 LOT 23 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| D 100' @ 1100/                          | 130.00   | 162.00 | 0.9365 | 0.7812 | 1100 | 100   |                         | 104,618 |
| 130 Actual Front Feet, 0.48 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 104,618 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68  | 1800 | 50     | 3,312      |
| D/W/P: 4in Ren. Conc.                               | 10.45 | 144  | 50     | 752        |
| D/W/P: 4in Concrete                                 | 8.30  | 344  | 50     | 1,427      |
| D/W/P: Patio Blocks                                 | 19.22 | 80   | 50     | 769        |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 6,260      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 2090 SF Floor Area = 3135 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,090  |          |            |
|           |          |            | Total: | 510,683  | 505,576    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 446 | 20,445 | 20,241 |
|--------------|-----|--------|--------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 494 | 16,989 | 16,819 |
| CCP (1 Story) | 635 | 21,787 | 21,569 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 865 | 49,936 | 49,437 |
| Storage Over Garage | 612 | 10,808 | 10,700 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 3   | 2,015  | 1,995  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 4,488 |
|----------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 678,614 671,829

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,478,024



Parcel Number: 45-006-531-023-00

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2026 Est. T.C.V. 006-531-023-00 = 1,588,902  
 Est. TCV/Total Floor Area = 506.83, Most recent sale 10/21/2022 for 152,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 169,100       | 169,100 | 169,100 | 153,350      | 2.70 |  |

  

|          |                |      |           |                |        |
|----------|----------------|------|-----------|----------------|--------|
| 2026 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 652,400  | -27,000        | 0    | 652,400   | -11,250        | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 794,500       | 794,500 | 794,500 | 809,890 | 794,500     | 794,500 |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-531-024-00   | 2026 Est. T.C.V.    | KEIL DAVID A & JENNIFER W |
| Property Class: 401 |                     | 6252 W LAKE WOOD DR       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L359 P248 & 250 L393 P791/94 LOT 24 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 100.00   | 170.00      | 1.0000 | 0.7907 | 1100       | 100          |        | 86,973 |
| 100 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. | Land Value = |        | 86,973 |

Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks | 15.89 | 695  | 0      | 0          |
| Wood Frame          | 28.51 | 120  | 50     | 1,710      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,710      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1442 SF Floor Area = 1982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,080 |          |            |
| 1 Story   | Siding   | Crawl Space | 362   |          |            |
|           |          | Total:      |       | 261,238  | 235,141    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 288 | 10,437 | 9,393 |
| WPP           | 79  | 2,885  | 2,596 |
| WCP (1 Story) | 60  | 3,801  | 3,421 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 654 | 26,670 | 24,003 |
| Storage Over Garage | 319 | 4,307  | 3,876  |
| Door Opener         | 2   | 1,075  | 967    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 332,379 299,166

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 658,165

2026 Est. T.C.V. 006-531-024-00 = 751,848

Est. TCV/Total Floor Area = 379.34, Most recent sale 09/19/2016 for 360,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 355,200       | 355,200 | 355,200 | 254,720      | 2.70 |

Parcel Number: 45-006-531-024-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 20,700         | 0       | 0         | 6,877          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 375,900  | 375,900        | 375,900 | 261,597   | 261,597        | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-531-025-00   | 2026 Est. T.C.V.    | FENNINGDORF EARL & CAROLYN TRUST |
| Property Class: 402 |                     | S ARBOR DR                       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

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L358 P981 L440 P661 L533 P473/00 LOT 25 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| D 100' @ 1100/                          | 100.00   | 230.00 | 1.0000 | 0.8527 | 1100 | 100   |                         | 93,800 |
| 100 Actual Front Feet, 0.53 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 93,800 |

---

2026 Est. T.C.V. 006-531-025-00 = 93,800

Est. TCV/Total Floor Area = 47.33, Most recent sale 03/14/1997 for 50,000

|                         |         |        |              |                |         |
|-------------------------|---------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |
| 85,300                  | 85,300  | 85,300 | 31,662       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | -38,400 | 0      | 0            | 854            | 0       |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 46,900                  | 46,900  | 46,900 | 32,516       | 32,516         | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-531-026-00   | 2026 Est. T.C.V.    | EGELER PHILIP & MOLLY |
| Property Class: 401 |                     | 6115 S ARBOR DR       |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L358 P824 L399 P438/95 L429 P391/96 L688 P424&442/02 L739 P611&629/03 LOT 26  
ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 100.00   | 200.00      | 1.0000 | 0.8234 | 1100       | 100          |        | 90,579 |
| 100 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. | Land Value = |        | 90,579 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1212 SF Floor Area = 2121 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,212  |          |            |
|            |          |            | Total: | 338,854  | 271,084    |

#### Other Additions/Adjustments

##### Exterior

|                                         |    |       |       |
|-----------------------------------------|----|-------|-------|
| Stone Veneer                            | 44 | 2,017 | 1,614 |
| Basement, Outside Entrance, Below Grade | 1  | 3,888 | 3,110 |

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 192 | 10,921 | 8,737 |
| WSEP (1 Story) | 140 | 10,786 | 8,629 |
| WPP            | 240 | 6,698  | 5,358 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 616 | 33,067 | 26,454 |
| Storage Over Garage | 308 | 5,439  | 4,351  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Wood Stove        | 1 | 3,694 | 2,955 |
| Direct-Vented Gas | 1 | 4,399 | 3,519 |

Totals: 446,754 357,405

Notes:

Parcel Number: 45-006-531-026-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 786,291

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-531-026-00                                             | =       | 881,870   |
| Est. TCV/Total Floor Area = 415.78, Most recent sale 02/28/2025 for 840,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 407,500                                                                     | 407,500 | 407,500   |
|                                                                             |         | 275,168   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 33,400  | 0         |
|                                                                             |         | 165,732   |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 440,900                                                                     | 440,900 | 440,900   |
|                                                                             |         | 282,597   |
|                                                                             |         | 440,900   |
|                                                                             |         | 440,900   |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-531-027-00   | 2026 Est. T.C.V.    | VERPLOEGH LIVING TRUST |
| Property Class: 402 |                     | S ARBOR DR             |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

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L358 P643 L476 P475/98 L691 P504/02 LOT 27 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| D 100' @ 1100/                         | 92.00    | 190.00 | 1.0211 | 0.8130 | 1100 | 100   |                         | 84,004 |
| 92 Actual Front Feet, 0.40 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 84,004 |

---

2026 Est. T.C.V. 006-531-027-00 = 84,004

Est. TCV/Total Floor Area = 39.61, Most recent sale 05/22/1998 for 65,000

|                         |         |        |              |                |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
| 76,400                  | 76,400  | 76,400 | 31,662       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -34,400 | 0      | 0            | 854            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 42,000                  | 42,000  | 42,000 | 32,516       | 32,516         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-531-028-00   | 2026 Est. T.C.V.    | VERPLOEGH LIVING TRUST |
| Property Class: 401 |                     | 6114 S ARBOR DR        |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L375 P119 L390 P927 L411 P576 L691 P505 LOT 28 ARBOR ESTATES NO. 2 SEC 27 T29N  
R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 100.00   | 195.00      | 1.0000 | 0.8183 | 1100       | 100          |        | 90,008 |
| 100 Actual Front Feet, | 0.45     | Total Acres |        |        | Total Est. | Land Value = |        | 90,008 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 398  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1705 SF Floor Area = 1705 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,705  |          |            |
|         |          |            | Total: | 284,074  | 213,036    |

#### Other Additions/Adjustments

|                 |     |       |       |
|-----------------|-----|-------|-------|
| Recreation Room | 426 | 8,239 | 6,179 |
|-----------------|-----|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 232 | 9,445  | 7,084 |
| CGEP (1 Story) | 184 | 12,652 | 9,489 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 440 | 6,824 | 5,118 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 16,429 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
| Prefab 1 Story   | 1 | 2,593 | 1,945 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 364,273 | 273,185 |
|---------|---------|---------|

Notes:



Parcel Number: 45-006-531-028-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 601,007

|                                                                            |         |           |
|----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-531-028-00                                            | =       | 696,015   |
| Est. TCV/Total Floor Area = 408.22, Most recent sale 08/08/1994 for 38,500 |         |           |
| 2025 Assessed                                                              | MBOR    | S.E.V.    |
| 331,000                                                                    | 331,000 | 331,000   |
|                                                                            |         | 163,522   |
|                                                                            |         | 2.70      |
| 2026 New Eq. Adjustment                                                    | Loss    | Additions |
| 0                                                                          | 17,000  | 0         |
|                                                                            |         | 4,415     |
| 2026 Assessed                                                              | MBOR    | S.E.V.    |
| 348,000                                                                    | 348,000 | 348,000   |
|                                                                            |         | 167,937   |
|                                                                            |         | 167,937   |
|                                                                            |         | 0         |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-531-029-00   | 2026 Est. T.C.V.    | ZIMMERMAN DALE G & ROSEMARY |
| Property Class: 401 |                     | 6108 S ARBOR DR             |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L358 P644 L391 P543/94 L557 P242/00 LOT 29 ARBOR ESTATES NO. 2 SEC 27 T29N R14W

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 112.00   | 205.00      | 0.9721 | 0.8285 | 1100       | 100   |              | 99,225 |
| 112 Actual Front Feet, | 0.53     | Total Acres |        |        | Total Est. |       | Land Value = | 99,225 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1997

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,560  |          |            |
|         |          |             | Total: | 234,503  | 175,883    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 180 | 15,241 | 11,431 |
| WCP (1 Story)  | 72  | 4,294  | 3,220  |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 192 | 3,959 | 2,969 |
| Treated Wood | 192 | 3,959 | 2,969 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 480 | 19,301 | 14,476 |
| Common Wall: 2 Wall | 1   | -4,363 | -3,272 |
| Door Opener         | 1   | 537    | 403    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,945 |
|----------------|---|-------|-------|

Totals: 299,438 224,583

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 494,083

2026 Est. T.C.V. 006-531-029-00 = 595,808

Est. TCV/Total Floor Area = 381.93, Most recent sale 08/22/1994 for 45,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 296,400       | 296,400 | 296,400 | 130,828      | 2.70 |

Parcel Number: 45-006-531-029-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 1,500          | 0       | 0         | 3,532          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 297,900  | 297,900        | 297,900 | 134,360   | 134,360        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-531-030-00   | 2026 Est. T.C.V.    | COOK CONSTANCE E TRUST |
| Property Class: 401 |                     | 6102 S ARBOR DR        |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L359 P185 L487 P255/98 L594 P205&207/01 L918 P997/06 LOT 30 ARBOR ESTATES NO. 2  
SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value  |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|--------|
| D 100' @ 1100/         | 112.00   | 197.00      | 0.9721 | 0.8203 | 1100       | 100          |        | 98,243 |
| 112 Actual Front Feet, | 0.51     | Total Acres |        |        | Total Est. | Land Value = |        | 98,243 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size         | % Good | Cash Value |
|------------------------------------------|----------|--------------|--------|------------|
| D/W/P: Crushed Rock                      | 2.31     | 2500         | 0      | 0          |
| Residential Local Cost Land Improvements |          |              |        |            |
| Description                              | Rate     | Size         | % Good | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1            | 100    | 5,000      |
| Total Estimated Land Improvements        | True     | Cash Value = |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1848 SF Floor Area = 1848 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,848  |          |            |
|         |          |             | Total: | 267,994  | 214,399    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 3,731 | 2,985 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 192 | 15,876 | 12,701 |
| WCP (1 Story)  | 132 | 6,417  | 5,134  |
| WPP            | 264 | 5,415  | 4,332  |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 17,524 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,746 |
| Door Opener         | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,270 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 344,445 | 275,562 |
|---------|---------|---------|

#### Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 606,236 |
|----------------------------------------------------------------|---------|

|                                                                       |   |         |
|-----------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-531-030-00                                       | = | 709,479 |
| Est. TCV/Total Floor Area = 383.92, Most recent sale 02/19/2008 for 0 |   |         |

Parcel Number: 45-006-531-030-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 342,100  | 342,100        | 342,100 | 253,221      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 12,600         | 0       | 0            | 6,836          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 354,700  | 354,700        | 354,700 | 260,057      | 260,057        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-533-005-00   | 2026 Est. T.C.V.    | SOUTH MANITOU ISLAND CEMETERY |
| Property Class: 201 |                     | SOUTH MANITOU ISLAND          |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                             |

L255 P692 PART OF S 1/2 OF N 1/2 OF SE 1/4 BEG AT NE COR THEREOF TH W 214.5 FT  
TH S 214.5 FT TH E 214.5 FT TH N 214.5 FT TO POB SEC 33 T31N R15W.

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

\* Factors \*

| Description          | Frontage | Depth            | Front | Depth | Rate | %Adj. | Reason                  | Value  |
|----------------------|----------|------------------|-------|-------|------|-------|-------------------------|--------|
| 4019 SEC 1 PRT OF>80 | 14000    | 1.06 Acres       | 14000 | 100   |      |       |                         | 14,784 |
|                      |          | 1.06 Total Acres |       |       |      |       | Total Est. Land Value = | 14,784 |

2026 Est. T.C.V. 006-533-005-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-535-001-00   | 2026 Est. T.C.V.    | ANDERSON BRADLEY TRUST |
| Property Class: 401 |                     | 6122 S GLEN LAKE RD    |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L508 P436/99 L559 P817/00 . UNIT 1 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561  
SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 112.00      | 1.0000 | 0.7123 | 3400       | 100          |        | 242,193 |
| 100 Actual Front Feet, | 0.26     | Total Acres |        |        | Total Est. | Land Value = |        | 242,193 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1946

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 891 SF Floor Area = 891 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 891    |          |            |
|         |          |            | Total: | 155,227  | 116,434    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 446 | 8,626 | 6,469 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781 | 2,086 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 176 | 15,018 | 11,263 |
| WCP (1 Story)  | 60  | 3,801  | 2,851  |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 416 | 19,589 | 14,692 |
| Door Opener | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 225,764 169,335

Notes: 885 BASEMENT - CHECK

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 372,537

2026 Est. T.C.V. 006-535-001-00 = 617,230

Est. TCV/Total Floor Area = 692.74

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 279,700                 | 279,700 | 279,700   | 131,455        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

Parcel Number: 45-006-535-001-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 28,900  | 0       | 0       | 3,549       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 308,600       | 308,600 | 308,600 | 135,004 | 135,004     | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-535-002-00   | 2026 Est. T.C.V.    | BALARDO JOHN JOSEPH  |
| Property Class: 401 |                     | 6134 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L525 P160/99 L596 P299/01 L824 P642&644/04 UNIT 2 ARBOR POINTE CONDOMINIUM REC  
IN L477 P526-561 SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 117.00   | 150.00      | 0.9615 | 0.7663 | 3400       | 100   |              | 293,102 |
| 117 Actual Front Feet, | 0.40     | Total Acres |        |        | Total Est. |       | Land Value = | 293,102 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.22 | 500  | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.28 | 20   | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1148 SF Floor Area = 1722 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,148  |          |            |
|           |          |            | Total: | 230,875  | 207,786    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 8,553 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 95  | 7,965 | 7,168 |
| WPP            | 248 | 5,337 | 4,803 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 583 | 24,585 | 22,126 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,188 |
| Door Opener           | 1   | 537    | 483    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,720 |
|-------------------|---|-------|-------|

Totals: 298,192 268,369

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 590,412

2026 Est. T.C.V. 006-535-002-00 = 885,014

Est. TCV/Total Floor Area = 513.95, Most recent sale 04/29/2016 for 390,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 329,800       | 329,800 | 329,800 | 241,638      | 2.70 |

Parcel Number: 45-006-535-002-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 112,700        | 0       | 0         | 6,524          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 442,500  | 442,500        | 442,500 | 248,162   | 248,162        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-535-003-00   | 2026 Est. T.C.V.    | WOLMA KEVIN T & REGINA A |
| Property Class: 401 |                     | 6146 S GLEN LAKE RD      |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L500 P188/99 UNIT 3 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N  
R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 122.00   | 119.25      | 0.9515 | 0.7236 | 3400       | 100   |              | 285,591 |
| 122 Actual Front Feet, | 0.33     | Total Acres |        |        | Total Est. |       | Land Value = | 285,591 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool  
Ground Area = 1369 SF Floor Area = 1711 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,369  |          |            |
|            |          |             | Total: | 245,954  | 223,807    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,320 |
| 3 Fixture Bath     | 1 | 4,567 | 4,156 |

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 8,648 |
| Water Well, 50 Feet | 1 | 3,410 | 3,103 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 100 | 5,124 | 4,663 |
|---------------|-----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 385 | 6,256 | 5,693 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 585 | 24,640 | 22,422 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,201 |
| Door Opener           | 1   | 537    | 489    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,518 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,750 |
|-------------------|---|-------|-------|

Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 89 | 6,126 | 5,575 |
|------------|----|-------|-------|

Totals: 312,037 283,943

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 624,675

2026 Est. T.C.V. 006-535-003-00 = 910,266

Est. TCV/Total Floor Area = 532.01, Most recent sale 05/06/2016 for 92,500

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 354,300                 | 354,300 | 354,300 | 253,809      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 100,800 | 0       | 0            | 6,852          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 455,100                 | 455,100 | 455,100 | 260,661      | 260,661        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-535-004-00   | 2026 Est. T.C.V.    | HOUGHTALING GREGORY W & BARBARA J |
| Property Class: 402 |                     | S GLEN LAKE RD                    |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L484 P475/98 L910 P787/06 UNIT 4 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561  
SEC 27 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 100.00   | 130.00      | 1.0000 | 0.7394 | 3400       | 100   |              | 251,387 |
| 100 Actual Front Feet, | 0.30     | Total Acres |        |        | Total Est. |       | Land Value = | 251,387 |

2026 Est. T.C.V. 006-535-004-00 = 251,387

Est. TCV/Total Floor Area = 146.92, Most recent sale 08/14/1998 for 59,900

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 129,400                 | 129,400 | 129,400   | 51,149         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -3,700  | 0         | 1,381          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 125,700                 | 125,700 | 125,700   | 52,530         | 52,530      | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-535-005-00   | 2026 Est. T.C.V.    | SCHORER TODD & SHEILA |
| Property Class: 401 |                     | 6152 S GLEN LAKE RD   |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L485 P751/98 UNIT 5 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N  
R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 118.50   | 127.00      | 0.9585 | 0.7351 | 3400       | 100   |              | 283,855 |
| 119 Actual Front Feet, | 0.34     | Total Acres |        |        | Total Est. |       | Land Value = | 283,855 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 3780 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2001

(11) Heating System: Heat Pump

Ground Area = 1399 SF Floor Area = 2420 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,399 |          |            |
| 1 Story   | Siding   | Overhang   | 21    |          |            |
| 1 Story   | Siding   | Overhang   | 300   |          |            |
| Total:    |          |            |       | 339,940  | 254,954    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 100 | 3,731 | 2,798 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 152 | 7,139  | 5,354 |
| WSEP (1 Story) | 180 | 10,123 | 7,592 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 102 | 2,550 | 1,912 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 600 | 22,524 | 16,893 |
| Common Wall: 1.5 Wall | 1   | -3,269 | -2,452 |
| Door Opener           | 1   | 537    | 403    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 408,915 | 306,682 |
|---------|---------|---------|

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 674,700

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|                                                                             |         |                |
|-----------------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-535-005-00                                             | =       | 963,555        |
| Est. TCV/Total Floor Area = 398.16, Most recent sale 07/16/2012 for 405,000 |         |                |
| 2025 Assessed                                                               | MBOR    | S.E.V.         |
| 433,000                                                                     | 433,000 | 433,000        |
|                                                                             |         | Base for Cap   |
|                                                                             |         | IRM            |
|                                                                             |         | 266,474        |
|                                                                             |         | 2.70           |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions      |
| 0                                                                           | 48,800  | 0              |
|                                                                             |         | Tax Adjustment |
|                                                                             |         | 7,194          |
| 2026 Assessed                                                               | MBOR    | S.E.V.         |
| 481,800                                                                     | 481,800 | 481,800        |
|                                                                             |         | Capped         |
|                                                                             |         | ->Taxable<-    |
|                                                                             |         | 273,668        |
|                                                                             |         | PRE/MBT        |
|                                                                             |         | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-535-006-00   | 2026 Est. T.C.V.    | CROWTHER JASON R &   |
| Property Class: 401 |                     | 6160 S GLEN LAKE RD  |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L521 P397/99 L574 P396/01 L817 P238/04 UNIT 6 ARBOR POINTE CONDOMINIUM REC IN  
L477 P526-561 SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 102.50   | 134.00      | 0.9938 | 0.7450 | 3400       | 100   |              | 258,033 |
| 103 Actual Front Feet, | 0.32     | Total Acres |        |        | Total Est. |       | Land Value = | 258,033 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 960 SF Floor Area = 988 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 960  |          |            |
| 1 Story | Siding   | Overhang    | 28   |          |            |
|         |          | Total:      |      | 138,843  | 104,131    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 120 | 7,453 | 5,590 |
|----------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 4,591 | 3,443 |
| Treated Wood | 20  | 913   | 685   |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 300 | 15,960 | 11,970 |
| Common Wall: 2 Wall | 1   | -5,280 | -3,960 |
| Door Opener         | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,945 |
|----------------|---|-------|-------|

Totals: 183,513 137,633

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 302,793

2026 Est. T.C.V. 006-535-006-00 = 563,326

Est. TCV/Total Floor Area = 570.17, Most recent sale 08/18/1999 for 52,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-535-006-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 268,500  | 268,500        | 268,500 | 156,559   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 13,200         | 0       | 0         | 4,227          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 281,700  | 281,700        | 281,700 | 160,786   | 160,786        | 160,786 |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-540-001-00   | 2026 Est. T.C.V.    | BARNES DAVID G & HEIDI B |
| Property Class: 407 |                     | 17 BEACH COMBER          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L249 P297/84 . APARTMENT 1 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description         | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H540 BEACH 2400SQFT |          |       | 1 Units     | 470000 | 0.00000    | 105   | END UNIT     | 493,500 |
|                     |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 493,500 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1174 SF Floor Area = 1174 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                     | Siding                                  | Basement   | 1,174   |          |            |
|                             |                                         |            | Total:  | 193,406  | 145,049    |
| Other Additions/Adjustments |                                         |            |         |          |            |
|                             | Basement Living Area                    |            | 1160    | 41,598   | 31,198     |
|                             | Basement, Outside Entrance, Below Grade |            | 1       | 2,781    | 2,086      |
| Plumbing                    |                                         |            |         |          |            |
|                             | Average Fixture(s)                      |            | 1       | 1,451    | 1,088      |
|                             | 3 Fixture Bath                          |            | 3       | 13,700   | 10,275     |
| Porches                     |                                         |            |         |          |            |
|                             | CCP (2 Story)                           |            | 135     | 4,844    | 3,633      |
| Water/Sewer                 |                                         |            |         |          |            |
|                             | Public Water                            |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer                            |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                                         |            |         |          |            |
|                             | Appliance Allow.                        |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                                         |            |         |          |            |
|                             | Interior 2 Story                        |            | 1       | 6,649    | 4,987      |
|                             |                                         |            | Totals: | 270,184  | 202,631    |

Notes: END -LWR-MID LEVEL

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 628,156

|                                                                               |   |           |
|-------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-540-001-00                                               | = | 1,121,656 |
| Est. TCV/Total Floor Area = 955.41, Most recent sale 03/31/2023 for 1,100,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                    |   |           |
| 547,900 547,900 547,900 546,739 2.70                                          |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                  |   |           |
| 0 12,900 0 0 14,061 0                                                         |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                          |   |           |
| 560,800 560,800 560,800 561,500 560,800 0                                     |   |           |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-540-002-00   | 2026 Est. T.C.V.    | TAYLOR WILLIAM E TRUST |
| Property Class: 407 |                     | 15 BEACH COMBER        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

APARTMENT 2 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description         | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H540 BEACH 2400SQFT |          |       | 1 Units     | 470000 | 0.00000                 | 100   |        | 470,000 |
|                     |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 470,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1172 SF Floor Area = 1172 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                     | Siding                                  | Basement   | 1,172   |          |            |
|                             |                                         |            | Total:  | 193,943  | 145,451    |
| Other Additions/Adjustments |                                         |            |         |          |            |
|                             | Basement Living Area                    |            | 1192    | 42,745   | 32,059     |
|                             | Basement, Outside Entrance, Below Grade |            | 1       | 2,781    | 2,086      |
| Plumbing                    |                                         |            |         |          |            |
|                             | Average Fixture(s)                      |            | 1       | 1,451    | 1,088      |
|                             | 3 Fixture Bath                          |            | 3       | 13,700   | 10,275     |
| Porches                     |                                         |            |         |          |            |
|                             | CCP (2 Story)                           |            | 135     | 4,844    | 3,633      |
| Water/Sewer                 |                                         |            |         |          |            |
|                             | Public Water                            |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer                            |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                                         |            |         |          |            |
|                             | Appliance Allow.                        |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                                         |            |         |          |            |
|                             | Interior 2 Story                        |            | 1       | 6,649    | 4,987      |
|                             |                                         |            | Totals: | 271,868  | 203,894    |

Notes: LWR-MID LEVEL

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 632,071

|                                                                             |   |           |
|-----------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-540-002-00                                             | = | 1,102,071 |
| Est. TCV/Total Floor Area = 940.33, Most recent sale 07/05/2004 for 800,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |           |
| 538,200 538,200 538,200 290,639 2.70                                        |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |           |
| 0 12,800 0 0 7,847 0                                                        |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |           |
| 551,000 551,000 551,000 298,486 298,486 0                                   |   |           |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-540-003-00   | 2026 Est. T.C.V.    | KONOLD STEVEN & JODIE WARRICK |
| Property Class: 407 |                     | 11 BEACH COMBER               |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L240 P667 L306 P336-339 L411 P682/95 APARTMENT 3 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313, AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1021 SF Floor Area = 1021 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,021  |          |            |
|         |          |            | Total: | 145,413  | 116,328    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 144 | 2,968 | 2,374 |
| CPP | 145 | 2,986 | 2,389 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 62 | 1,959 | 1,567 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 171,748 137,396

Notes: 1ST LVL 2BDRM 2 BATH

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 425,928

2026 Est. T.C.V. 006-540-003-00 = 775,928

Est. TCV/Total Floor Area = 759.97, Most recent sale 10/14/2019 for 485,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 368,700       | 368,700    | 368,700 | 295,423      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,300     | 0       | 0            | 7,976          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 388,000       | 388,000    | 388,000 | 303,399      | 303,399        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-540-004-00   | 2026 Est. T.C.V.    | MOLITOR LAVERNE J TRUST |
| Property Class: 407 |                     | 7 BEACH COMBER          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L263 P896/86 L298 P897/89 . APARTMENT 4 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000                 | 100   |        | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1249 SF Floor Area = 1249 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,249  |          |            |
|         |          |            | Total: | 172,712  | 129,522    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 140 | 2,898 | 2,173 |
| CPP | 151 | 3,088 | 2,316 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 83 | 2,275 | 1,706 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 199,395 149,532

Notes: LOWER

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 463,549

2026 Est. T.C.V. 006-540-004-00 = 813,549

Est. TCV/Total Floor Area = 651.36

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 385,900                 | 385,900 | 385,900 | 193,906      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |
| 0                       | 20,900  | 0       | 0            | 5,235          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 406,800                 | 406,800 | 406,800 | 199,141      | 199,141        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-540-005-00   | 2026 Est. T.C.V.    | BEACHCOMBER III LLC  |
| Property Class: 407 |                     | 3 BEACH COMBER       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L416 P438 L459 P607 L540 P832/00 L660 P626/02 APARTMENT 5 BEACH COMBER  
 CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO  
 MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT  
 MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO  
 MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS  
 REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS  
 IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET  
 SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE  
 PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth      | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|------------|-------------------------|-------|--------|---------|
| H540 BEACH <1100SQFT |          |       | 1 Units     | 3000000.00 | 000                     | 100   |        | 300,000 |
|                      |          | 0.00  | Total Acres |            | Total Est. Land Value = |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 887 SF Floor Area = 887 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 887    |          |            |
|         |          |            | Total: | 151,747  | 121,397    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 140 | 3,636 | 2,909 |
| CPP | 151 | 3,876 | 3,101 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 83 | 2,410 | 1,928 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 186,820 149,456

Notes: BLDG A 1ST FLOOR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 463,314

2026 Est. T.C.V. 006-540-005-00 = 763,314

Est. TCV/Total Floor Area = 860.56, Most recent sale 07/21/2021 for 660,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 366,100                 | 366,100 | 366,100   | 316,429        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,600  | 0         | 8,543          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 381,700                 | 381,700 | 381,700   | 324,972        | 324,972     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-540-006-00   | 2026 Est. T.C.V.    | PESTLE FAMILY TRUST  |
| Property Class: 407 |                     | 1 BEACH COMBER       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L249 P558/84 L315 P879/90 L805 P92/04 UNIT 6 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000 | 105   | END UNIT                | 367,500 |
|                      |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 367,500 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1143 SF Floor Area = 1143 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,143  |          |            |
|         |          |            | Total: | 159,959  | 119,958    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 177 | 3,513 | 2,635 |
| CPP | 128 | 2,685 | 2,014 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 48 | 1,700 | 1,275 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 186,279 | 139,697 |
|---------|---------|---------|

Notes: LOWER

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 433,061

2026 Est. T.C.V. 006-540-006-00 = 800,561

Est. TCV/Total Floor Area = 700.40, Most recent sale 09/25/1990 for 215,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 380,500                 | 380,500 | 380,500   | 200,333        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 19,800  | 0         | 5,408          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 400,300                 | 400,300 | 400,300   | 205,741        | 205,741     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-540-007-00   | 2026 Est. T.C.V.    | DETRICK MARGARET A   |
| Property Class: 407 |                     | 18 BEACH COMBER      |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L270 P523 L301 P697 L425 P306-307/96 L452 P758 L481 P678/98 APARTMENT 7 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason   | Value   |
|----------------------|----------|-------|-------------|--------|-------------------------|-------|----------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000                 | 105   | END UNIT | 367,500 |
|                      |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |          | 367,500 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1174 SF Floor Area = 1174 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,174  |          |            |
|         |          |            | Total: | 163,703  | 122,778    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 48 | 2,181 | 1,636 |
|-----|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 7,355 | 5,516 |
| Wood Balcony | 55  | 2,408 | 1,806 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 194,069 145,551

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 451,208

2026 Est. T.C.V. 006-540-007-00 = 818,708

Est. TCV/Total Floor Area = 697.37, Most recent sale 07/20/1998 for 335,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 388,700                 | 388,700 | 388,700   | 219,884        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 20,700  | 0         | 5,936          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 409,400                 | 409,400 | 409,400   | 225,820        | 225,820     | 225,820 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-540-008-00   | 2026 Est. T.C.V.    | EDGEWORTH PROPERTIES II LLC |
| Property Class: 407 |                     | 16 BEACH COMBER             |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L270 P536 L368 P48 L484 P111/98 . APARTMENT 8 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000                 | 100   |        | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1172 SF Floor Area = 1172 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,172  |          |            |
|         |          |            | Total: | 163,470  | 122,585    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 55  | 2,408 | 1,806 |
| Wood Balcony | 169 | 7,399 | 5,549 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

##### Porches

|     |    |       |     |
|-----|----|-------|-----|
| WPP | 22 | 1,166 | 874 |
|-----|----|-------|-----|

Totals: 192,865 144,629

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 448,350

2026 Est. T.C.V. 006-540-008-00 = 798,350

Est. TCV/Total Floor Area = 681.19, Most recent sale 06/14/2023 for 850,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 379,000                 | 379,000 | 379,000   | 379,000        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 20,200  | 0         | 10,233         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 399,200                 | 399,200 | 399,200   | 389,233        | 389,233     | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-540-009-00   | 2026 Est. T.C.V.    | SAUERLAND PAUL E TRUST |
| Property Class: 407 |                     | 13 BEACH COMBER        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L342 P975&976 L487 P224/98 L544 P076/00 L600 P364/01 L770 P256/03 APARTMENT 9 BEACH COMBER CONDOMINIUM REC IN L204 P33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1023 SF Floor Area = 1023 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,023  |          |            |
|         |          |            | Total: | 145,657  | 109,228    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 62 | 2,547 | 1,910 |
|-----|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 144 | 6,304 | 4,728 |
| Wood Balcony | 145 | 6,348 | 4,761 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 2 | 13,297 | 9,973 |
|------------------|---|--------|-------|

Totals: 185,926 139,428

Notes: UPPER LVL-INT

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCv: 432,227

2026 Est. T.C.V. 006-540-009-00 = 782,227

Est. TCv/Total Floor Area = 764.64, Most recent sale 01/05/2024 for 750,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 372,000       | 372,000    | 372,000 | 372,000      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100     | 0       | 0            | 10,044         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 391,100       | 391,100    | 391,100 | 382,044      | 382,044        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-540-010-00   | 2026 Est. T.C.V.    | BEACHCOMBER 9 LLC    |
| Property Class: 407 |                     | 9 BEACH COMBER       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L253 P377 L285 P893 L291 P696 L332 P29 L481 P968/98 L484 P077/98 L861 P292/05  
 L943 P422/07 APARTMENT 10 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71  
 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES  
 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573  
 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305  
 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN  
 PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE  
 LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS  
 DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1249 SF Floor Area = 1249 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,249  |          |            |
|         |          |            | Total: | 172,712  | 129,522    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 83 | 2,942 | 2,206 |
|-----|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 140 | 6,129 | 4,597 |
| Wood Balcony | 151 | 6,611 | 4,958 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 206,816 155,098

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 480,804

2026 Est. T.C.V. 006-540-010-00 = 830,804

Est. TCV/Total Floor Area = 665.18, Most recent sale 06/18/2021 for 755,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 393,700       | 393,700    | 393,700 | 393,700      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,700     | 0       | 0            | 10,629         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 415,400       | 415,400    | 415,400 | 404,329      | 404,329        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-540-011-00   | 2026 Est. T.C.V.    | GOVE PHILIP & ANGELA |
| Property Class: 407 |                     | 5 BEACH COMBER       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L479 P301/98 APARTMENT 11 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313, AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth         | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|---------------|-------------------------|-------|--------|---------|
| H540 BEACH <1100SQFT |          |       | 1 Units     | 3000000.00000 | 100                     |       |        | 300,000 |
|                      |          | 0.00  | Total Acres |               | Total Est. Land Value = |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 887 SF Floor Area = 887 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 887    |          |            |
|         |          |            | Total: | 128,680  | 96,502     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 83 | 2,942 | 2,206 |
|-----|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 140 | 6,129 | 4,597 |
| Wood Balcony | 151 | 6,611 | 4,958 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 162,784 122,078

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 378,442

2026 Est. T.C.V. 006-540-011-00 = 678,442  
 Est. TCV/Total Floor Area = 764.87, Most recent sale 07/31/2020 for 455,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 326,800                 | 326,800 | 326,800   | 265,247        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 12,400  | 0         | 7,161          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 339,200                 | 339,200 | 339,200   | 272,408        | 272,408     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-540-012-00   | 2026 Est. T.C.V.    | DELANEY CORMAC B & JUDITH K |
| Property Class: 407 |                     | 2 BEACH COMBER              |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L251 P320/84 L308 P808/90 . APARTMENT 12 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 321, PAGES 164 THROUGH 168, SECOND AMENDMENT MASTER DEED RECORDED IN LIBER 630, PAGES 573 THROUGH 578 AND THIRD AMENDMENT TO MASTER DEED RECORDED TO LIBER 958, PAGES 305 THROUGH 313 , AND DESIGNATED AS REPLAT NO. 1, LEELANAU COUNTY CONDOMINIUM IN PLAN NO. 12, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND IN THE LIMITED COMMON ELEMENTS AS SET SUBDIVISION FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

#### Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H540 BEACH <1300SQFT |          |       | 1 Units     | 350000 | 0.00000    | 105   | END UNIT     | 367,500 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 367,500 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1143 SF Floor Area = 1143 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,143  |          |            |
|         |          |            | Total: | 159,959  | 119,958    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 48 | 2,181 | 1,636 |
|-----|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 177 | 7,749 | 5,812 |
| Wood Balcony | 127 | 5,560 | 4,170 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 193,871 145,391

Notes: END UNIT BLDG A-TOP

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 450,712

2026 Est. T.C.V. 006-540-012-00 = 818,212

Est. TCV/Total Floor Area = 715.85, Most recent sale 05/12/1990 for 170,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 388,500                 | 388,500 | 388,500   | 170,178        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 20,600  | 0         | 4,594          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 409,100                 | 409,100 | 409,100   | 174,772        | 174,772     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-545-001-00   | 2026 Est. T.C.V.    | EINHORN BRIAN D TRUST |
| Property Class: 407 |                     | 1 BEACH WALK 1        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L251 P381/84 L276 P669/87 L925 P657/06 UNIT 1 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1287-1822 SF |          |             | 1 Units | 430000 | 0.00000    | 100   | END UNIT     | 430,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1330 SF Floor Area = 1330 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,330  |          |            |
|         |          |            | Total: | 182,269  | 136,697    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 33 | 2,580 | 1,935 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 463 | 7,056 | 5,292 |
|--------------|-----|-------|-------|

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 69 | 3,021 | 2,266 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 212,037 159,021

Notes: END UNIT-1ST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 492,965

2026 Est. T.C.V. 006-545-001-00 = 922,965

Est. TCV/Total Floor Area = 693.96, Most recent sale 11/23/2009 for 158,333

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 444,700                 | 444,700 | 444,700 | 225,194      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 16,800  | 0       | 0            | 6,080          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 461,500                 | 461,500 | 461,500 | 231,274      | 231,274        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-545-002-00   | 2026 Est. T.C.V.    | CALDWELL FAMILY CONDO LLC |
| Property Class: 407 |                     | 2 BEACH WALK 2            |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L265 P916 L451 P841 L457 P101/97 L732 P254/03 UNIT 2 BEACH WALK CONDOMINIUM  
(F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1287-1822 SF |          |             | 1 Units | 430000 | 0.00000    | 100   | END-UPPER    | 430,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1299 SF Floor Area = 1299 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,299  |          |            |
|         |          |            | Total: | 178,634  | 142,892    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 33 | 2,580 | 2,064 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 286 | 5,148 | 4,118 |
|--------------|-----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 199 | 8,712 | 6,970 |
| Wood Balcony | 48  | 2,101 | 1,681 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,270 |
|------------------|---|-------|-------|

##### Lump Sum Items

|   |   |
|---|---|
| 0 | 0 |
| 0 | 0 |

Totals: 214,286 171,414

Notes: END UNIT-TOP FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 531,383

2026 Est. T.C.V. 006-545-002-00 = 961,383

Est. TCV/Total Floor Area = 740.09, Most recent sale 05/20/2003 for 575,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 462,500                 | 462,500 | 462,500   | 265,668        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 18,200  | 0         | 7,173          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 480,700                 | 480,700 | 480,700   | 272,841        | 272,841     | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-545-003-00   | 2026 Est. T.C.V.    | SAUERLAND PAUL E TRUST |
| Property Class: 407 |                     | 3 BEACH WALK 3/4       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L223 P542 L335 P319-321 L396 P56-57/94 UNIT 3 BEACH WALK CONDOMINIUM (F/K/A  
BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth        | Rate                    | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------------|--------------|-------------------------|-------|--------|---------|
| 4545 BEACH 1039 SF 350K |          |       | 1 Units     | 350000.00000 | 100                     |       |        | 350,000 |
|                         |          | 0.00  | Total Acres |              | Total Est. Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1039 SF Floor Area = 1039 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 147,565  | 110,664    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,776 | 2,832 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 258 | 4,809 | 3,607 |
| Treated Wood | 157 | 3,471 | 2,603 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 8,008 |
|------------------|---|--------|-------|

Totals: 182,071 136,542

Notes: FIRST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 423,280

2026 Est. T.C.V. 006-545-003-00 = 773,280

Est. TCV/Total Floor Area = 744.25, Most recent sale 12/06/2017 for 515,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 368,400       | 368,400    | 368,400 | 288,716      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 18,200     | 0       | 0            | 7,795          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 386,600       | 386,600    | 386,600 | 296,511      | 296,511        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-545-004-00   | 2026 Est. T.C.V.    | PALMS STEPHEN & ELIZABETH A |
| Property Class: 407 |                     | 5 BEACH WALK 5/6            |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L224 P686/81 L701 P605/03 . UNIT 4 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason    | Value   |
|-------------------------|----------|-------|-------------|--------|-------------------------|-------|-----------|---------|
| 4545 BEACH 1039 SF 350K |          |       | 1 Units     | 350000 | 0.00000                 | 100   | UPPER-TOP | 350,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |           | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1039 SF Floor Area = 1039 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 147,565  | 110,664    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,776 | 2,832 |
|---------------|----|-------|-------|

Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 258 | 11,295 | 8,471 |
| Wood Balcony | 157 | 6,873  | 5,155 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 186,620 139,953

Notes: 2ND FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 433,854

2026 Est. T.C.V. 006-545-004-00 = 783,854

Est. TCV/Total Floor Area = 754.43, Most recent sale 08/18/2017 for 480,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 372,000       | 372,000    | 372,000 | 291,784      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,900     | 0       | 0            | 7,878          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 391,900       | 391,900    | 391,900 | 299,662      | 299,662        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-545-005-00   | 2026 Est. T.C.V.    | CUSSER JAMES C & DIANA N |
| Property Class: 407 |                     | 7 BEACH WALK             |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L226 P871/81 L282 P801/87 L804 P254/04 L827 P964/04 L965 P329/08 2007 INTEREST REVISED (REF: INT SPLIT TO -545-005-01) 2009 INTEREST REVISED (FROM COMBINATION OF -005-01) UNIT 5 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND REC IN L630 P712 60% TENANT IN COMMON INTEREST TO JANE A GARD & TERRY L MEYERS (AS JOINT TENANTS) 40% TENANT IN COMMON INTEREST TO ANITA A CONSTANT SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4545 BEACH  | 1039 SF  | 350K  | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 5 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 1039 SF Floor Area = 1039 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 144,998  | 108,756    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 4,171 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 60  | 3,776 | 2,832 |
| CPP           | 156 | 3,171 | 2,378 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 184 | 3,849 | 2,887 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 178,467 | 133,855 |
|---------|---------|---------|

Notes: BASEMENT LEVEL/PARTIALLY BELOW GRADE 1039 SQFT

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 414,951

2026 Est. T.C.V. 006-545-005-00 = 764,951  
Est. TCV/Total Floor Area = 736.24, Most recent sale 09/21/2018 for 535,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 364,000                 | 364,000 | 364,000   | 284,737        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 18,500  | 0         | 7,687          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 382,500                 | 382,500 | 382,500   | 292,424        | 292,424     | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-545-006-00   | 2026 Est. T.C.V.    | HAYS MICHAEL J & JULIE D |
| Property Class: 407 |                     | 9 BEACH WALK 9/10        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L226 P861/81 L262 P58/86 L313 P120/90 . UNIT 6 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1039 SF 350K |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1039 SF Floor Area = 1039 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 147,565  | 110,664    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,776 | 2,832 |
|---------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 184 | 8,056 | 6,042 |
| Wood Balcony | 150 | 6,567 | 4,925 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 183,075 137,294

Notes: 1ST FLR-MIDDLE

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 425,611

2026 Est. T.C.V. 006-545-006-00 = 775,611

Est. TCV/Total Floor Area = 746.50, Most recent sale 05/23/2014 for 470,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 368,200       | 368,200    | 368,200 | 288,488      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,600     | 0       | 0            | 7,789          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 387,800       | 387,800    | 387,800 | 296,277      | 296,277        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-545-007-00   | 2026 Est. T.C.V.    | DABROWSKI ANDREW & LEINWEBER ASHLEY |
| Property Class: 407 |                     | 11 BEACH WALK 11/12                 |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L451 P281 L459 P635/97 L597 P859&885/01 L573 P084/01 L650 P491/02 UNIT 7 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| 4545 BEACH 1039 SF 350K |          |       | 1 Units     | 350000 | 0.00000 | 100   | UPPER TOP END           | 350,000 |
|                         |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1039 SF Floor Area = 1039 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 147,565  | 110,664    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,776 | 2,832 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 184 | 8,056 | 6,042 |
| Wood Balcony | 150 | 6,567 | 4,925 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 1 Story | 2 | 10,677 | 8,008 |
|------------------|---|--------|-------|

Totals: 188,414 141,299

Notes: 2ND FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 438,027

2026 Est. T.C.V. 006-545-007-00 = 788,027

Est. TCV/Total Floor Area = 758.45, Most recent sale 01/06/2025 for 810,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 374,400                 | 374,400 | 374,400 | 293,944      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 19,600  | 0       | 0            | 100,056        | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 394,000                 | 394,000 | 394,000 | 301,880      | 394,000        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-545-008-00   | 2026 Est. T.C.V.    | ARCHIPLEY JOAN M #1 TRUST |
| Property Class: 407 |                     | 13 BEACH WALK 13          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L227 P52/81 L322 P177&178/91 UNIT 8 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1287-1822 SF |          |       | 1 Units     | 430000 | 0.00000    | 100   |              | 430,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 5 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 1287 SF Floor Area = 1287 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories                     | Exterior                                | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|--------|----------|------------|
| 1 Story                     | Siding                                  | Slab       | 1,287  |          |            |
|                             |                                         |            | Total: | 174,302  | 130,734    |
| Other Additions/Adjustments |                                         |            |        |          |            |
|                             | Basement, Outside Entrance, Below Grade |            | 2      | 5,562    | 4,171      |
| Plumbing                    |                                         |            |        |          |            |
|                             | Average Fixture(s)                      |            | 1      | 1,451    | 1,088      |
|                             | 3 Fixture Bath                          |            | 1      | 4,567    | 3,425      |
| Porches                     |                                         |            |        |          |            |
|                             | CPP                                     |            | 129    | 2,704    | 2,028      |
|                             | WCP (1 Story)                           |            | 33     | 2,580    | 1,935      |
| Deck                        |                                         |            |        |          |            |
|                             | Treated Wood                            |            | 203    | 4,105    | 3,079      |
| Water/Sewer                 |                                         |            |        |          |            |
|                             | Public Water                            |            | 1      | 1,494    | 1,120      |
|                             | Public Sewer                            |            | 1      | 1,494    | 1,120      |
| Built-Ins                   |                                         |            |        |          |            |
|                             | Appliance Allow.                        |            | 1      | 2,767    | 2,075      |
| Fireplaces                  |                                         |            |        |          |            |
|                             | Interior 1 Story                        |            | 1      | 5,338    | 4,003      |
|                             | Totals:                                 |            |        | 206,364  | 154,778    |

Notes: BASEMENT LEVEL

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 479,812

|                                                                             |                |         |              |
|-----------------------------------------------------------------------------|----------------|---------|--------------|
| 2026 Est. T.C.V.                                                            | 006-545-008-00 | =       | 909,812      |
| Est. TCV/Total Floor Area = 706.92, Most recent sale 09/01/2017 for 600,000 |                |         |              |
| 2025 Assessed                                                               | MBOR           | S.E.V.  | Base for Cap |
| 438,900                                                                     | 438,900        | 438,900 | 333,841      |
|                                                                             |                |         | 2.70         |
| 2026 New Eq.                                                                | Adjustment     | Loss    | Additions    |
| 0                                                                           | 16,000         | 0       | 0            |
|                                                                             |                |         | 9,013        |
| 2026 Assessed                                                               | MBOR           | S.E.V.  | Capped       |
| 454,900                                                                     | 454,900        | 454,900 | 342,854      |
|                                                                             |                |         | ->Taxable<-  |
|                                                                             |                |         | 342,854      |
|                                                                             |                |         | PRE/MBT      |
|                                                                             |                |         | 0            |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-545-009-00   | 2026 Est. T.C.V.    | DAROOGE MARJORIE R TRUST |
| Property Class: 407 |                     | 14 BEACH WALK 14         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L279 P151 L285 P202 L397 P220-221/94 . UNIT 9 BEACH WALK CONDOMINIUM (F/K/A  
BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1287-1822 SF |          |       | 1 Units     | 430000 | 0.00000    | 100   |              | 430,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1287 SF Floor Area = 1287 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,287  |          |            |
|         |          |            | Total: | 177,222  | 132,907    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 33 | 2,580 | 1,935 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 203 | 8,887 | 6,665 |
| Wood Balcony | 129 | 5,648 | 4,236 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 211,448 158,574

Notes: 1ST FLR-MIDDLE

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 491,579

2026 Est. T.C.V. 006-545-009-00 = 921,579

Est. TCV/Total Floor Area = 716.07, Most recent sale 02/09/2018 for 570,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 443,400       | 443,400    | 443,400 | 337,820      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 17,400     | 0       | 0            | 9,121          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 460,800       | 460,800    | 460,800 | 346,941      | 346,941        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-545-010-00   | 2026 Est. T.C.V.    | HOMESTEAD SW LLC     |
| Property Class: 407 |                     | 15 BEACH WALK 15     |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L261 P918 L510 P714/99 . UNIT 10 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II)  
 REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason        | Value   |
|-------------------------|----------|-------|-------------|--------|-------------------------|-------|---------------|---------|
| 4545 BEACH 1287-1822 SF |          |       | 1 Units     | 430000 | 0.00000                 | 100   | UPPER TOP END | 430,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |               | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1287 SF Floor Area = 1287 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,287  |          |            |
|         |          |            | Total: | 177,222  | 132,907    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 33 | 2,580 | 1,935 |
|---------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 203 | 8,887 | 6,665 |
| Wood Balcony | 129 | 5,648 | 4,236 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 211,448 158,574

Notes: 2NDR FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 491,579

2026 Est. T.C.V. 006-545-010-00 = 921,579

Est. TCV/Total Floor Area = 716.07

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 443,400                 | 443,400 | 443,400   | 337,820        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 17,400  | 0         | 9,121          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 460,800                 | 460,800 | 460,800   | 346,941        | 346,941     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-545-011-00   | 2026 Est. T.C.V.    | BARU LOIS A          |
| Property Class: 407 |                     | 16 BEACH WALK 16     |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L222 P954 L424 P911/96 . UNIT 11 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II)  
 REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1287-1822 SF |          |             | 1 Units | 430000 | 0.00000    | 100   |              | 430,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1288 SF Floor Area = 1288 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,288  |          |            |
|         |          |            | Total: | 177,342  | 132,992    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 33 | 2,580 | 1,935 |
|---------------|----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 190 | 3,931 | 2,948 |
| Treated Wood | 129 | 3,052 | 2,289 |

Balcony

|              |    |     |     |
|--------------|----|-----|-----|
| Wood Balcony | 13 | 569 | 427 |
|--------------|----|-----|-----|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 204,585 153,422

Notes: 1ST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 475,608

2026 Est. T.C.V. 006-545-011-00 = 905,608

Est. TCV/Total Floor Area = 703.11, Most recent sale 04/10/1981 for 124,900

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 436,700       | 436,700    | 436,700 | 175,595      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 16,100     | 0       | 0            | 4,741          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 452,800       | 452,800    | 452,800 | 180,336      | 180,336        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-545-012-00   | 2026 Est. T.C.V.    | DECHANTS PETER C & JANE E |
| Property Class: 407 |                     | 17 BEACH WALK 17          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L223 P392 UNREC D/C L428 P415/95 . UNIT 12 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| 4545 BEACH 1287-1822 SF |          |       | 1 Units     | 430000 | 0.00000 | 100   | UPPER TOP               | 430,000 |
|                         |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1288 SF Floor Area = 1288 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,288  |          |            |
|         |          |            | Total: | 177,342  | 132,992    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 33 | 2,580 | 1,935 |
|---------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 203 | 8,887 | 6,665 |
| Wood Balcony | 129 | 5,648 | 4,236 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 211,568 158,659

Notes: 2ND FLR-TOP 3BDRM 2BATH

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 491,843

2026 Est. T.C.V. 006-545-012-00 = 921,843

Est. TCV/Total Floor Area = 715.72, Most recent sale 09/13/2016 for 580,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 443,500       | 443,500    | 443,500 | 337,933      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 17,400     | 0       | 0            | 9,124          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 460,900       | 460,900    | 460,900 | 347,057      | 347,057        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-545-013-00   | 2026 Est. T.C.V.    | HANNA LINDA TRUST    |
| Property Class: 407 |                     | 18 BEACH WALK 18     |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L225 P564 L394 P398-399/94 . UNIT 13 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4545 BEACH 1039 SF 350K |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1039 SF Floor Area = 1039 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 147,565  | 110,664    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,776 | 2,832 |
|---------------|----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 242 | 4,615 | 3,461 |
| Treated Wood | 154 | 3,427 | 2,570 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
| Sauna            | 1 | 6,641 | 4,981 |

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 183,135 137,339

Notes: FIRST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 425,751

2026 Est. T.C.V. 006-545-013-00 = 775,751

Est. TCV/Total Floor Area = 746.63, Most recent sale 12/15/2009 for 400,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 369,700                 | 369,700 | 369,700 | 261,176      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 18,200  | 0       | 0            | 7,051          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 387,900                 | 387,900 | 387,900 | 268,227      | 268,227        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-545-014-00   | 2026 Est. T.C.V.    | CLEMESON MILDRED G IRREV FAM TRUST |
| Property Class: 407 |                     | 20 BEACH WALK 20/21                |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L227 P389/81 L432 P818/96 UNIT 14 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II)  
 REC IN L221 P939/AMEND L630 P712 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| 4545 BEACH 1039 SF 350K |          |       | 1 Units     | 350000.00000 | 100        | 100   | UPPER-TOP    | 350,000 |
|                         |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1039 SF Floor Area = 1039 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,039  |          |            |
|         |          |            | Total: | 147,565  | 110,664    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,776 | 2,832 |
|---------------|----|-------|-------|

### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 243 | 10,639 | 7,979 |
| Wood Balcony | 155 | 6,786  | 5,089 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 185,877 139,395

Notes: 2ND FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 432,125

2026 Est. T.C.V. 006-545-014-00 = 782,125

Est. TCV/Total Floor Area = 752.77, Most recent sale 10/28/1996 for 265,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 371,200       | 371,200    | 371,200 | 157,660      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,900     | 0       | 0            | 4,256          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 391,100       | 391,100    | 391,100 | 161,916      | 161,916        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-545-015-00   | 2026 Est. T.C.V.    | BEACH WALK 22 LLC    |
| Property Class: 407 |                     | 22 BEACH WALK 22     |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L250 P966/84 UNIT 15 BEACH WALK CONDOMINIUM (F/K/A BEACH COMBER II) REC IN L221  
P939/AMEND L630 P712 SEC 14 T29N R14W.

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| 4545 BEACH 1287-1822 SF |          |       | 1 Units     | 430000 | 0.00000 | 100   | END UNIT                | 430,000 |
|                         | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 430,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1353 SF Floor Area = 1822 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,353  |          |            |
| 1 Story | Siding   | Overhang    | 469    |          |            |
|         |          |             | Total: | 231,434  | 173,574    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 286 | 5,148 | 3,861 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 253,693 190,266

Notes: 2ND FLR-TOP END

ECF (H545 BEACH WALK CONDO HOMESTEAD) 3.100 => TCV: 589,825

2026 Est. T.C.V. 006-545-015-00 = 1,019,825

Est. TCV/Total Floor Area = 559.73, Most recent sale 06/22/2012 for 275,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 492,500                 | 492,500 | 492,500   | 288,183        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 17,400  | 0         | 7,780          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 509,900                 | 509,900 | 509,900   | 295,963        | 295,963     | 0       |

45-006-546-007-00                      2026 Est. T.C.V.                      HOYLES BARBARA R & KATHRYN L  
 Property Class: 407                      7 BROOK HILL A  
 Map #: 21                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L381 P324 L620 P896/01 L513 P480/99 UNIT 7A BROOK HILL CONDOMINIUM REC IN L319  
 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1189 SF Floor Area = 1189 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
 Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 165,526  | 33,103     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 2 Fixture Bath     | 1 | 3,056 | 611 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 132 | 3,101 | 620 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 180,795 36,156

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 70,504

2026 Est. T.C.V. 006-546-007-00 = 120,504

Est. TCV/Total Floor Area = 101.35, Most recent sale 12/01/2017 for 97,950

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 57,000                  | 57,000 | 57,000    | 41,212         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,300  | 0         | 1,112          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 60,300                  | 60,300 | 60,300    | 42,324         | 42,324      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-007-10   | 2026 Est. T.C.V.    | NEUMANN THERESA M    |
| Property Class: 407 |                     | 7 BROOK HILL B       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

. UNIT 7B BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14 T29N R14W.  
2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1189 SF Floor Area = 1189 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 165,526  | 33,103     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 2 Fixture Bath     | 1 | 3,056 | 611 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 132 | 3,101 | 620 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 180,795 36,156

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 70,504

2026 Est. T.C.V. 006-546-007-10 = 120,504

Est. TCV/Total Floor Area = 101.35, Most recent sale 10/05/1993 for 56,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 57,000                  | 57,000 | 57,000    | 41,212         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,300  | 0         | 1,112          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 60,300                  | 60,300 | 60,300    | 42,324         | 42,324      | 0       |

45-006-546-007-20                      2026 Est. T.C.V.                      CHORKEY DAMIAN & MARYLIN  
 Property Class: 407                      7 BROOK HILL C  
 Map #: 21                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L324 P142 UNIT 7C BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14  
 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1189 SF Floor Area = 1189 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
 Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 152,554  | 30,511     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 2 Fixture Bath     | 1 | 3,056 | 611 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 117 | 2,841 | 568 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 167,563 33,512

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 65,348

2026 Est. T.C.V. 006-546-007-20 = 115,348

Est. TCV/Total Floor Area = 97.01, Most recent sale 03/16/2021 for 72,500

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 54,700                  | 54,700 | 54,700    | 39,188         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,000  | 0         | 1,058          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 57,700                  | 57,700 | 57,700    | 40,246         | 40,246      | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-546-007-30   | 2026 Est. T.C.V.    | LUKAS JAMES T & MARCIANN C TRUST |
| Property Class: 407 |                     | 7 BROOK HILL D                   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L383 P154/94 UNIT 7D BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14  
T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1189 SF Floor Area = 1189 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 152,554  | 30,511     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 2 Fixture Bath     | 1 | 3,056 | 611 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 132 | 3,101 | 620 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 167,823 33,564

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 65,450

2026 Est. T.C.V. 006-546-007-30 = 115,450

Est. TCV/Total Floor Area = 97.10, Most recent sale 07/16/2021 for 74,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 54,700                  | 54,700 | 54,700    | 39,296         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,000  | 0         | 1,060          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 57,700                  | 57,700 | 57,700    | 40,356         | 40,356      | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-546-008-00   | 2026 Est. T.C.V.    | MEERMANS WILLIAM ROBERT JR & ANNE C |
| Property Class: 407 |                     | 8 BROOK HILL                        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L337 P230 L433 P448/96 L798 P429/04 L832 P727/04 UNIT 8A BROOK HILL CONDOMINIUM  
 REC IN L319 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1189 SF Floor Area = 1189 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
 Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 152,554  | 30,511     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 133 | 3,116 | 623 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,976 35,395

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 69,020

2026 Est. T.C.V. 006-546-008-00 = 119,020

Est. TCV/Total Floor Area = 100.10, Most recent sale 04/16/2004 for 167,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 56,500                  | 56,500 | 56,500    | 40,743         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,000  | 0         | 1,100          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 59,500                  | 59,500 | 59,500    | 41,843         | 41,843      | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-008-10   | 2026 Est. T.C.V.    | CATA CEFERINO & ANNE |
| Property Class: 407 |                     | 8 BROOK HILL         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L375 P4 L482 P896/98 UNIT 8B BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1189 SF Floor Area = 1189 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 152,554  | 30,511     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 133 | 3,116 | 623 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,976 35,395

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 69,020

2026 Est. T.C.V. 006-546-008-10 = 119,020

Est. TCV/Total Floor Area = 100.10, Most recent sale 07/31/1998 for 75,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 56,500        | 56,500     | 56,500 | 40,743       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,000      | 0      | 0            | 1,100          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 59,500        | 59,500     | 59,500 | 41,843       | 41,843         | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-546-008-20   | 2026 Est. T.C.V.    | WHITE STEVEN J & HEIDI M |
| Property Class: 407 |                     | 8 BROOK HILL             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L367 P9 L535 P535/00 UNIT 8C BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value  |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|--------|
| 1/4 APRT S UNITS | 7-10     | BLDG2       | 1     | Units | 50000      | 0.00000 | 100          | 50,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1189 SF Floor Area = 1189 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 152,554  | 30,511     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 133 | 3,116 | 623 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,976 35,395

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 69,020

2026 Est. T.C.V. 006-546-008-20 = 119,020

Est. TCV/Total Floor Area = 100.10, Most recent sale 10/17/2025 for 125,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 56,500        | 56,500     | 56,500 | 40,743       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 3,000      | 0      | 0            | 18,757         | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 59,500        | 59,500     | 59,500 | 41,843       | 59,500         | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-546-008-30   | 2026 Est. T.C.V.    | SHERRER IRR LIFE INSURANCE TRUST |
| Property Class: 407 |                     | 8 BROOK HILL 8-D                 |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L336 P113 L521 P978/99 L824 P375/04 UNIT 8D BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1189 SF Floor Area = 1189 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,189  |          |            |
|         |          |            | Total: | 152,554  | 30,511     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 133 | 3,116 | 623 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,976 35,395

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 69,020

2026 Est. T.C.V. 006-546-008-30 = 119,020

Est. TCV/Total Floor Area = 100.10, Most recent sale 09/25/2020 for 75,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 56,500        | 56,500     | 56,500 | 40,743       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,000      | 0      | 0            | 1,100          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 59,500        | 59,500     | 59,500 | 41,843       | 41,843         | 0       |  |

45-006-546-009-00 2026 Est. T.C.V. STEGEMAN STEVEN & RUTH  
 Property Class: 407 9 BROOK HILL  
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

L398 P123 L425 P149 L432 P38 L524 P862 L764 P837/03 UNIT 9A BROOK HILL  
 CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT  
 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate          | %Adj. | Reason | Value  |
|------------------------------------------|----------|-------|-------|-------|---------------|-------|--------|--------|
| 1/4 APRT S UNITS                         | 7-10     | BLDG2 | 1     | Units | 500000.000000 | 100   |        | 50,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |               |       |        | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1192 SF Floor Area = 1192 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
 Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192 |          |            |
| Total:  |          |            |       | 152,887  | 30,586     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 140 | 3,223 | 645 |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,463 35,301

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 68,837

2026 Est. T.C.V. 006-546-009-00 = 118,837

Est. TCV/Total Floor Area = 99.70, Most recent sale 01/08/2021 for 74,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 56,400        | 56,400     | 56,400 | 40,703       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,000      | 0      | 0            | 1,098          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 59,400        | 59,400     | 59,400 | 41,801       | 41,801         | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-546-009-10   | 2026 Est. T.C.V.    | REINHARD ROBERT A SR & ANNA M TR |
| Property Class: 407 |                     | 9 BROOK HILL                     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L370 P465/93 UNIT 9B BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 140 | 3,223 | 645 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,463 35,301

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 68,837

2026 Est. T.C.V. 006-546-009-10 = 118,837

Est. TCV/Total Floor Area = 99.70

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 56,400                  | 56,400 | 56,400    | 40,625         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,000  | 0         | 1,096          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 59,400                  | 59,400 | 59,400    | 41,721         | 41,721      | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-546-009-20   | 2026 Est. T.C.V.    | RACE R DOUGLAS & THRESSA R TRUST |
| Property Class: 407 |                     | 9 BROOK HILL                     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L370 P287 L510 P728/99 UNIT 9C BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 140 | 3,223 | 645 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,463 35,301

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 68,837

2026 Est. T.C.V. 006-546-009-20 = 118,837

Est. TCV/Total Floor Area = 99.70, Most recent sale 08/27/1993 for 56,900

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 56,400                  | 56,400 | 56,400 | 40,625       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 3,000  | 0      | 0            | 1,096          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 59,400                  | 59,400 | 59,400 | 41,721       | 41,721         | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-546-009-30   | 2026 Est. T.C.V.    | KLEINKE DARRELL K & GLORIA J |
| Property Class: 407 |                     | 9 BROOK HILL                 |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L372 P47/93 L855 P910/05 UNIT 9D BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 59  | 1,906 | 381 |
| Treated Wood | 140 | 3,223 | 645 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 1,068 |
|------------------|---|-------|-------|

Totals: 176,463 35,301

#### Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 68,837

2026 Est. T.C.V. 006-546-009-30 = 118,837

Est. TCV/Total Floor Area = 99.70, Most recent sale 05/27/2005 for 160,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 56,400        | 56,400     | 56,400 | 40,625       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,000      | 0      | 0            | 1,096          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 59,400        | 59,400     | 59,400 | 41,721       | 41,721         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-546-010-00   | 2026 Est. T.C.V.    | SWANTEK JOSEPH S & NANCY L |
| Property Class: 407 |                     | 10 BROOK HILL A            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L374 P998/93 UNIT 10A BROOK HILL CONDOMINIUM REC IN L319 P1-71 SEC & L1320P520  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 154 | 3,427 | 685 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 172,282 34,464

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 67,205

2026 Est. T.C.V. 006-546-010-00 = 117,205

Est. TCV/Total Floor Area = 98.33, Most recent sale 11/05/1993 for 59,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 55,600                  | 55,600 | 55,600    | 40,038         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,000  | 0         | 1,081          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 58,600                  | 58,600 | 58,600    | 41,119         | 41,119      | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-010-10   | 2026 Est. T.C.V.    | IORDANOU BILL & LISA |
| Property Class: 407 |                     | 10 BROOK HILL B      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L351 P727 L545 P970/00 UNIT 10B BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value  |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|--------|
| 1/4 APRT S UNITS | 7-10     | BLDG2       | 1     | Units | 50000      | 0.00000 | 100          | 50,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 154 | 3,427 | 685 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 172,282 34,464

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 67,205

2026 Est. T.C.V. 006-546-010-10 = 117,205

Est. TCV/Total Floor Area = 98.33, Most recent sale 08/27/2020 for 62,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 55,600        | 55,600     | 55,600 | 40,038       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 3,000      | 0      | 0            | 1,081          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 58,600        | 58,600     | 58,600 | 41,119       | 41,119         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-010-20   | 2026 Est. T.C.V.    | TUCKER BRIAN & NANCY |
| Property Class: 407 |                     | 10 BROOK HILL C      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L370 P288 L528 P621/99 UNIT 10C BROOK HILL CONDOMINIUM REC IN L319 P1-71&  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 154 | 3,427 | 685 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 172,282 34,464

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 67,205

2026 Est. T.C.V. 006-546-010-20 = 117,205

Est. TCV/Total Floor Area = 98.33, Most recent sale 08/15/2024 for 110,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 55,600                  | 55,600 | 55,600    | 55,600         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,000  | 0         | 1,501          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 58,600                  | 58,600 | 58,600    | 57,101         | 57,101      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-546-010-30   | 2026 Est. T.C.V.    | BEESKOW JOHN E & CAROL S |
| Property Class: 407 |                     | 10 BROOK HILL D          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L342 P241/93 UNIT 10D BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S UNITS7-10 BLDG2 |          |       | 1 Units     | 50000 | 0.00000 | 100   |                         | 50,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1192 SF Floor Area = 1192 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,192  |          |            |
|         |          |            | Total: | 152,887  | 30,586     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| 3 Fixture Bath     | 1 | 4,567 | 913 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 118 | 2,859 | 572 |
| Treated Wood | 154 | 3,427 | 685 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

Totals: 172,282 34,464

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.950 => TCV: 67,205

2026 Est. T.C.V. 006-546-010-30 = 117,205

Est. TCV/Total Floor Area = 98.33, Most recent sale 05/18/1992 for 59,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 55,600                  | 55,600 | 55,600    | 40,038         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,000  | 0         | 1,081          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 58,600                  | 58,600 | 58,600    | 41,119         | 41,119      | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-546-017-00   | 2026 Est. T.C.V.    | ARMSTRONG RICHARD L FAMILY TRUST |
| Property Class: 407 |                     | 17 BROOK HILL A                  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L329 P152 L422 P358/96 L944 P758/07 UNIT 17A BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    | 0.00     |       | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 35,238     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 778 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 411 |
| Treated Wood | 120 | 3,070 | 614 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 40,372 |
|---------|---------|--------|

Notes: 3BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 78,725

2026 Est. T.C.V. 006-546-017-00 = 133,725

Est. TCV/Total Floor Area = 112.94, Most recent sale 06/18/2007 for 124,600

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 63,200                  | 63,200 | 63,200    | 44,265         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,700  | 0         | 1,195          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 66,900                  | 66,900 | 66,900    | 45,460         | 45,460      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-546-017-10   | 2026 Est. T.C.V.    | TRINITY PROPERTIES BBT INC |
| Property Class: 407 |                     | 17 BROOK HILL B            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L333 P161 L473 P118/98 UNIT 17B BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 35,238     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 778 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 411 |
| Treated Wood | 120 | 3,070 | 614 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 40,372 |
|---------|---------|--------|

Notes: 3BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 78,725

2026 Est. T.C.V. 006-546-017-10 = 133,725

Est. TCV/Total Floor Area = 112.94, Most recent sale 09/17/2021 for 85,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 63,200                  | 63,200 | 63,200    | 44,492         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,700  | 0         | 1,201          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 66,900                  | 66,900 | 66,900    | 45,693         | 45,693      | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-546-017-20   | 2026 Est. T.C.V.    | KELLERMEIER DENNIS & JOURDAN TRUST |
| Property Class: 407 |                     | 17 BROOK HILL C                    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L325 P321/93 UNIT 17C BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 35,238     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 778 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 411 |
| Treated Wood | 120 | 3,070 | 614 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 40,372 |
|---------|---------|--------|

Notes: 3BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 78,725

2026 Est. T.C.V. 006-546-017-20 = 133,725

Est. TCV/Total Floor Area = 112.94, Most recent sale 06/21/1991 for 66,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 63,200                  | 63,200 | 63,200    | 44,265         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,700  | 0         | 1,195          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 66,900                  | 66,900 | 66,900    | 45,460         | 45,460      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-546-017-30   | 2026 Est. T.C.V.    | ROTH GARY B & SUZANNE TRUST |
| Property Class: 407 |                     | 17 BROOK HILL D             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L326 P366 L441 P183/97 UNIT 17D BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    | 0.00     |       | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 35,238     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 778 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 411 |
| Treated Wood | 120 | 3,070 | 614 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 40,372 |
|---------|---------|--------|

Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 78,725

2026 Est. T.C.V. 006-546-017-30 = 133,725

Est. TCV/Total Floor Area = 112.94, Most recent sale 09/26/2024 for 138,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 63,200                  | 63,200 | 63,200    | 63,200         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,700  | 0         | 1,706          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 66,900                  | 66,900 | 66,900    | 64,906         | 64,906      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-018-00   | 2026 Est. T.C.V.    | MARTIN RUTH M        |
| Property Class: 407 |                     | 18 BROOK HILL 18-A   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L331 P927 L422 P739/96 L608 P581/01 L868 P350/05 UNIT 18A BROOK HILL CONDOMINIUM  
 REC IN L319 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value  |
|-------------------|----------|-------|-------------|-------|------------|-------|--------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000    | 100   |              | 55,000 |
|                   |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 776 SF Floor Area = 776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
 Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 120,284 | 24,056 |
|---------|---------|--------|

Notes:

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-018-00 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 08/25/2005 for 116,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 48,900                  | 48,900 | 48,900    | 32,043         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,100  | 0         | 865            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 51,000                  | 51,000 | 51,000    | 32,908         | 32,908      | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-018-10   | 2026 Est. T.C.V.    | KRUCKI PETER G TRUST |
| Property Class: 407 |                     | 18 BROOK HILL B      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L326 P982/93 L429 P272/96 UNIT 18B BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 120,284 | 24,056 |
|---------|---------|--------|

Notes:

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-018-10 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 08/29/1996 for 48,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 48,900        | 48,900     | 48,900 | 32,043       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,100      | 0      | 0            | 865            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 51,000        | 51,000     | 51,000 | 32,908       | 32,908         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-546-018-20   | 2026 Est. T.C.V.    | KINNEY JAMES & KATHRYN |
| Property Class: 407 |                     | 18 BROOK HILL C        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L330 P152 L412 P872/95 L940 P564/07 UNIT 18C BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 120,284 | 24,056 |
|---------|---------|--------|

Notes:

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-018-20 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 12/05/2024 for 95,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 48,900        | 48,900     | 48,900 | 48,900       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,100      | 0      | 0            | 1,320          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 51,000        | 51,000     | 51,000 | 50,220       | 50,220         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-018-30   | 2026 Est. T.C.V.    | CHASCO FAMILY TRUST  |
| Property Class: 407 |                     | 18 BROOK HILL D      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L328 P238 L456 P066 L552 P385/00 UNIT 18D BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 120,284 | 24,056 |
|---------|---------|--------|

Notes:

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-018-30 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 05/04/2023 for 92,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 48,900        | 48,900     | 48,900 | 48,250       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,100      | 0      | 0            | 1,302          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 51,000        | 51,000     | 51,000 | 49,552       | 49,552         | 0       |

|                     |                     |                                      |
|---------------------|---------------------|--------------------------------------|
| 45-006-546-019-00   | 2026 Est. T.C.V.    | GIORDAN DAVID A & LOUNSBERRY CYNTHIA |
| Property Class: 407 |                     | 19 BROOK HILL A                      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                 |

L431 P864 L431 P866 L431 P868 L525 P065 L584 P847/01 L849 P525/05 UNIT 19-A  
 BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND  
 REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 789 SF Floor Area = 1184 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25  
 Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 37,438     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 826 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 454   |
| 3 Fixture Bath     | 1 | 6,716 | 1,427 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 437 |
| Treated Wood | 120 | 3,070 | 652 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 407 |
| Public Sewer | 1 | 1,914 | 407 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 845 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 42,893 |
|---------|---------|--------|

Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 83,641

2026 Est. T.C.V. 006-546-019-00 = 138,641

Est. TCV/Total Floor Area = 117.10, Most recent sale 08/17/2021 for 97,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 65,400                  | 65,400 | 65,400    | 46,441         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,900  | 0         | 1,253          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 69,300                  | 69,300 | 69,300    | 47,694         | 47,694      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-546-019-10   | 2026 Est. T.C.V.    | TRINITY PROPERTIES BBT INC |
| Property Class: 407 |                     | 19 BROOK HILL B            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L411 P16 L415 P396 L453 P12/97 L871 P674/05 UNIT 19B BROOK HILL CONDOMINIUM REC  
IN L319 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value  |
|--------------------|----------|-------|-------------|-------|------------|-------|--------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000    | 100   |              | 55,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 37,438     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 826 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 454   |
| 3 Fixture Bath     | 1 | 6,716 | 1,427 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 437 |
| Treated Wood | 120 | 3,070 | 652 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 407 |
| Public Sewer | 1 | 1,914 | 407 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 845 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 42,893 |
|---------|---------|--------|

Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 83,641

2026 Est. T.C.V. 006-546-019-10 = 138,641

Est. TCV/Total Floor Area = 117.10, Most recent sale 08/27/2019 for 90,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 65,400                  | 65,400 | 65,400    | 46,143         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,900  | 0         | 1,245          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 69,300                  | 69,300 | 69,300    | 47,388         | 47,388      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-546-019-20   | 2026 Est. T.C.V.    | ZEMAN JOSEPH & TRICIA |
| Property Class: 407 |                     | 19 BROOK HILL C       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L375 P758/93 UNIT 19C BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 37,438     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 826 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 454   |
| 3 Fixture Bath     | 1 | 6,716 | 1,427 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 437 |
| Treated Wood | 120 | 3,070 | 652 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 407 |
| Public Sewer | 1 | 1,914 | 407 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 845 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 42,893 |
|---------|---------|--------|

Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 83,641

2026 Est. T.C.V. 006-546-019-20 = 138,641

Est. TCV/Total Floor Area = 117.10, Most recent sale 09/18/2020 for 91,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 65,400                  | 65,400 | 65,400    | 46,143         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,900  | 0         | 1,245          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 69,300                  | 69,300 | 69,300    | 47,388         | 47,388      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-019-30   | 2026 Est. T.C.V.    | AXELROOD DEBRA J &   |
| Property Class: 407 |                     | 19 BROOK HILL D      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L330 P714/93 L428 P202/96 UNIT 19D BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    | 0.00     |       | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 789 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 789    |          |            |
|           |          |            | Total: | 176,180  | 37,438     |

#### Other Additions/Adjustments

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 826 |
|-----------------------------------------|---|-------|-----|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 454   |
| 3 Fixture Bath     | 1 | 6,716 | 1,427 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 61  | 2,056 | 437 |
| Treated Wood | 120 | 3,070 | 652 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 407 |
| Public Sewer | 1 | 1,914 | 407 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 845 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 201,850 | 42,893 |
|---------|---------|--------|

Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.950 => TCV: 83,641

2026 Est. T.C.V. 006-546-019-30 = 138,641

Est. TCV/Total Floor Area = 117.10, Most recent sale 08/09/1996 for 63,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 65,400                  | 65,400 | 65,400    | 46,143         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,900  | 0         | 1,245          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 69,300                  | 69,300 | 69,300    | 47,388         | 47,388      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-546-020-00   | 2026 Est. T.C.V.    | RYAN MICHAEL T & MARY K |
| Property Class: 407 |                     | 20 BROOK HILL A         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L366 P646 L474 P949/98 UNIT 20A BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

Totals: 120,284 24,056

Notes: 1 DBRM UNITS 18&20

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-020-00 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 11/30/2012 for 97,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 48,900                  | 48,900 | 48,900    | 32,043         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,100  | 0         | 865            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 51,000                  | 51,000 | 51,000    | 32,908         | 32,908      | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-546-020-10   | 2026 Est. T.C.V.    | LUCAS JAMES ALLAN TRUST |
| Property Class: 407 |                     | 20 BROOK HILL B         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L351 P102 UNIT 20B BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14  
T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 120,284 | 24,056 |
|---------|---------|--------|

Notes:

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-020-10 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 12/13/2023 for 99,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 48,900                  | 48,900 | 48,900    | 48,250         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,100  | 0         | 1,302          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 51,000                  | 51,000 | 51,000    | 49,552         | 49,552      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-020-20   | 2026 Est. T.C.V.    | KOMJATHY THOMAS G    |
| Property Class: 407 |                     | 20 BROOK HILL C      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L353 P417 L475 P382/98 UNIT 20C BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

Totals: 120,284 24,056

Notes: 1 BDRM UNITS 18&20, PLAN A

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-020-20 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 05/14/1998 for 52,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 48,900                  | 48,900 | 48,900    | 32,043         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,100  | 0         | 865            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 51,000                  | 51,000 | 51,000    | 32,908         | 32,908      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-020-30   | 2026 Est. T.C.V.    | MAY JOAN E           |
| Property Class: 407 |                     | 20 BROOK HILL D      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L370 P861 L401 P199-202 L425 P150/96 UNIT 20D BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description       | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 1 BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   | 1/4 SHARE               | 55,000 |
|                   |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls C 10 Blt 1991  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 776 SF Floor Area = 776 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 776    |          |            |
|         |          |            | Total: | 106,252  | 21,250     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 290 |
| Separate Shower    | 1 | 1,336 | 267 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 120 | 2,897 | 579 |
|--------------|-----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 299 |
| Public Sewer | 1 | 1,494 | 299 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 553 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,593 | 519 |
|----------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 120,284 | 24,056 |
|---------|---------|--------|

Notes:

ECF (H5461 BROOK HILL 1/4 1 BDR UNITS 18&20 ~776 SQFT) 1.950 => TCV: 46,909

2026 Est. T.C.V. 006-546-020-30 = 101,909

Est. TCV/Total Floor Area = 131.33, Most recent sale 09/02/2021 for 68,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 48,900                  | 48,900 | 48,900    | 32,043         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,100  | 0         | 865            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 51,000                  | 51,000 | 51,000    | 32,908         | 32,908      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-546-025-00   | 2026 Est. T.C.V.    | SMITH ALFRED D & DIANE D |
| Property Class: 407 |                     | 25 BROOK HILL A          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L391 P681 L487 P450/98 L666 P319/02 UNIT 25A BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-025-00 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 05/20/2022 for 124,900

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 69,300                  | 69,300 | 69,300    | 49,689         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 4,200  | 0         | 1,341          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 73,500                  | 73,500 | 73,500    | 51,030         | 51,030      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-025-10   | 2026 Est. T.C.V.    | NOLAN DANIEL & JILL  |
| Property Class: 407 |                     | 25 BROOK HILL B      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L397 P462 L484 P606/98 L737 P14/03 UNIT 25B BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-025-10 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 08/06/2021 for 90,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 69,300        | 69,300     | 69,300 | 49,689       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 4,200      | 0      | 0            | 1,341          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 73,500        | 73,500     | 73,500 | 51,030       | 51,030         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-025-20   | 2026 Est. T.C.V.    | TWO GLENS LLC        |
| Property Class: 407 |                     | 25 BROOK HILL C      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L395 P474 L479 P068/98 UNIT 25C BROOK HILL CONDOMINIUM REC IN L319 P1-71&  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-025-20 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 09/09/2022 for 135,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 69,300        | 69,300     | 69,300 | 50,988       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 4,200      | 0      | 0            | 1,376          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 73,500        | 73,500     | 73,500 | 52,364       | 52,364         | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-546-025-30   | 2026 Est. T.C.V.    | MARSH ANTHONY M & KATHRYN C |
| Property Class: 407 |                     | 25 BROOK HILL D             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L394 P298/94 L933 P469/07 UNIT 25D BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-025-30 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 08/27/2021 for 94,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,689       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,341          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 51,030       | 51,030         | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-546-026-00   | 2026 Est. T.C.V.    | GAUTHIER FAMILY TRUST |
| Property Class: 407 |                     | 26 BROOK HILL A       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L409 P707/95 L788 P162/04 UNIT 26A BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-026-00 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 02/19/2015 for 115,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-546-026-10   | 2026 Est. T.C.V.    | MCSWEEN DONALD K & DEBORAH K |
| Property Class: 407 |                     | 26 BROOK HILL B              |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L411 P551/95 UNIT 26B BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-026-10 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 03/09/2023 for 127,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 69,300       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,871          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 71,171       | 71,171         | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-546-026-20   | 2026 Est. T.C.V.    | MONTICELLO FRANK J & CARYL A TRUST |
| Property Class: 407 |                     | 26 BROOK HILL C                    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L432 P975/96 UNIT 26C BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 516 SF Floor Area = 1548 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 516    |          |            |
|         |          |            | Total: | 221,550  | 44,307     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 168 | 3,846 | 769 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

#### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 251,085 50,214

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 97,917

2026 Est. T.C.V. 006-546-026-20 = 152,917

Est. TCV/Total Floor Area = 98.78, Most recent sale 01/03/2020 for 85,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 71,900        | 71,900     | 71,900 | 51,428       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,600      | 0      | 0            | 1,388          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 76,500        | 76,500     | 76,500 | 52,816       | 52,816         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-546-026-30   | 2026 Est. T.C.V.    | RIEGER EDMUND H & MAIRA M |
| Property Class: 407 |                     | 26 BROOK HILL D           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L402 P26/95 UNIT 26D BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14  
T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-026-30 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 03/29/1995 for 79,900

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-546-027-00   | 2026 Est. T.C.V.    | GARFIELD GILLIAN TRUST |
| Property Class: 407 |                     | 27 BROOK HILL A        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L433 P327 L509 P507/99 UNIT 27A BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-027-00 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 07/30/2021 for 90,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,689       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,341          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 51,030       | 51,030         | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-546-027-10   | 2026 Est. T.C.V.    | BOLLMAN JOHN C & KAREN M TRUST |
| Property Class: 407 |                     | 27 BROOK HILL B                |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L433 P18 L489 P707/98 UNIT 27B BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-027-10 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 10/09/1998 for 72,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-546-027-20   | 2026 Est. T.C.V.    | WESSELMANN SCOTT & DENISE M |
| Property Class: 407 |                     | 27 BROOK HILL C             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L433 P128/96 L587 P453/01 UNIT 27C BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-027-20 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 05/17/2021 for 84,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,689       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,341          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 51,030       | 51,030         | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-546-027-30   | 2026 Est. T.C.V.    | MASZATICS JAMES K & JENNIFER L |
| Property Class: 407 |                     | 27 BROOK HILL D                |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L433 P702/96 UNIT 27D BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-027-30 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 08/05/2024 for 147,500

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 69,300       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,871          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 71,171       | 71,171         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-546-028-00   | 2026 Est. T.C.V.    | RICCOBONO WILLIAM & PAULA |
| Property Class: 407 |                     | 28 BROOK HILL A           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L436 P320/96 L656 P594/02 UNIT 28A BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-028-00 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 05/05/2017 for 85,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 69,300                  | 69,300 | 69,300    | 49,314         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 4,200  | 0         | 1,331          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 73,500                  | 73,500 | 73,500    | 50,645         | 50,645      | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-546-028-10   | 2026 Est. T.C.V.    | GRUNBERGER GEORGE & ZUZANA |
| Property Class: 407 |                     | 28 BROOK HILL B            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L433 P28/96 UNIT 28B BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC 14  
T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-028-10 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 10/25/1996 for 66,405

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-546-028-20   | 2026 Est. T.C.V.    | FRIES JACK D & DIANE M |
| Property Class: 407 |                     | 28 BROOK HILL C        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L433 P8 L4645 P349 L540 P332/00 UNIT 28C BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-028-20 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 04/10/2000 for 95,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-546-028-30   | 2026 Est. T.C.V.    | ROBERTS MICHAEL L & NANCY L |
| Property Class: 407 |                     | 28 BROOK HILL D             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L432 P985/96 UNIT 28D BROOK HILL CONDOMINIUM REC IN L319 P1-71 & L1320P520 SEC  
14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-028-30 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 09/09/2016 for 90,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-546-029-00   | 2026 Est. T.C.V.    | BAUER RAYMOND T      |
| Property Class: 407 |                     | 29 BROOK HILL A      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L408 P479 L418 P348 L516 P418/99 L930 P7/07 UNIT 29A BROOK HILL CONDOMINIUM REC  
IN L319 P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-029-00 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 08/26/2019 for 70,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 69,300        | 69,300     | 69,300 | 49,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 4,200      | 0      | 0            | 1,331          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 73,500        | 73,500     | 73,500 | 50,645       | 50,645         | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-546-029-10   | 2026 Est. T.C.V.    | BRYON & JENNIFER HIGGINS FAMILY LLC |
| Property Class: 407 |                     | 29 BROOK HILL B                     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L414 P519/95 L820 P253/04 UNIT 29B BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-029-10 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 08/30/2004 for 179,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 69,300                  | 69,300 | 69,300    | 49,314         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 4,200  | 0         | 1,331          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 73,500                  | 73,500 | 73,500    | 50,645         | 50,645      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-546-029-20   | 2026 Est. T.C.V.    | KENNEDY DAVID M & MARIANNE V |
| Property Class: 407 |                     | 29 BROOK HILL C              |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L432 P965 L523 P591/99 L879 P50/05 UNIT 29C BROOK HILL CONDOMINIUM REC IN L319  
P1-71 & L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-029-20 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 06/23/2023 for 160,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 69,300        | 69,300     | 69,300 | 69,300       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 4,200      | 0      | 0            | 1,871          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,500        | 73,500     | 73,500 | 71,171       | 71,171         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-546-029-30   | 2026 Est. T.C.V.    | NAPOLI JOSEPH D & ANNETTE |
| Property Class: 407 |                     | 29 BROOK HILL D           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L391 P323 L524 P266/99 UNIT 29D BROOK HILL CONDOMINIUM REC IN L319 P1-71 &  
L1320P520 SEC 14 T29N R14W. 2ND REPLAT 2025001016

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|--------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 1/4 APRT S 2&3BDRM |          |       | 1 Units     | 55000 | 0.00000 | 100   |                         | 55,000 |
|                    |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 55,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1995  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 489 SF Floor Area = 1467 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20  
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 489    |          |            |
|         |          |            | Total: | 204,818  | 40,961     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 427   |
| 3 Fixture Bath     | 1 | 6,716 | 1,343 |
| 2 Fixture Bath     | 1 | 4,500 | 900   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 54 | 1,917 | 383 |
| Treated Wood | 39 | 1,641 | 328 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 383 |
| Public Sewer | 1 | 1,914 | 383 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 795 |
|------------------|---|-------|-----|

##### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 2 Story | 1 | 4,533 | 907 |
|----------------|---|-------|-----|

Totals: 235,982 47,193

#### Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.950 => TCV: 92,026

2026 Est. T.C.V. 006-546-029-30 = 147,026

Est. TCV/Total Floor Area = 100.22, Most recent sale 12/10/2025 for 152,900

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
|---------------|------------|--------|--------------|----------------|---------|
| 69,300        | 69,300     | 69,300 | 69,300       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 4,200      | 0      | 0            | 4,200          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 73,500        | 73,500     | 73,500 | 71,171       | 73,500         | 0       |

45-006-546-042-00  
Property Class: 407  
Map #: 21

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MCGINNIS GRAY & SHANNON E  
42 BROOK HILL COTTAGES  
GLEN ARBOR, MI 49636

L1313P776 UNIT# 42 THE COTTAGES AT BROOK HILL, RECORDED IN LIBER 430, PAGE 503; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 436, PAGE 620; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 440, PAGE 869; THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 566, PAGE 227; AND FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 795, PAGE 225, LEELANAU COUNTY, AND DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36. AND ANY AMENDMENTS THERETO, IF ANY, INCLUDING, BUT NOT LIMITED TO, THE RIGHTS OF THE CO-OWNERS OF THE CONDOMINIUM SET FORTH BELOW IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN SAID MASTER DEED AND AMENDMENTS THERETO, AND DESIGNATED AS GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 36, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. FORMERLY KNOWN AS UNIT# 59 BROOK HILL CONDOMINIUM RECORDED IN LIBER 319 AND PAGE 1, AND FIRST AMENDMENT RECORDED IN LIBER 430, PAGE L; AND ANY AMENDMENTS THERETO, IF ANY, INCLUDING, BUT NOT LIMITED TO, THE RIGHTS OF THE CO-OWNERS OF THE CONDOMINIUM SET FORTH BELOW IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN SAID MASTER DEED AND AMENDMENTS THERETO, AND DESIGNATED AS GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 36, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

FORMERLY ABBREVIATED AS UNIT 42 COTTAGES AT BOOK HILL MASTER DEED L430 P503-559 1ST AMEND L436P620, 2ND AMEND L440P869, 3RD AMEND L566P277, 4TH AMEND L795P225, REPLAT NO. 3, CONDO PLAN NO 36, (FORMERLY UNIT 59 COTTAGES AT BROOK HILL REC IN L319 P1-71) SEC 14 T29N R14W

2ND REPLAT 2025001016

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |       | 1           | Units | 280000     | 0.00000      | 100    | 280,000 |
|                       |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 280,000 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size         | % Good | Cash Value |
|------------------------------------------|----------|--------------|--------|------------|
| Residential Local Cost Land Improvements |          |              |        |            |
| Description                              | Rate     | Size         | % Good | Cash Value |
| LAND IMPROVEMENTS 75                     | 7,500.00 | 1            | 97     | 7,275      |
| Total Estimated Land Improvements        | True     | Cash Value = |        | 7,275      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1122 SF Floor Area = 1402 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,122  |          |            |
|            |          |            | Total: | 225,723  | 189,607    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,794 |
| 3 Fixture Bath     | 1 | 6,716 | 5,641 |
| 2 Fixture Bath     | 1 | 4,500 | 3,780 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 79 | 3,137 | 2,635 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 346 | 6,176 | 5,188 |
| Treated Wood | 191 | 4,202 | 3,530 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 487 | 33,150 | 27,846 |
|-----------|-----|--------|--------|



Parcel Number: 45-006-546-042-00

Page: 2

|                  |   |         |         |
|------------------|---|---------|---------|
| Door Opener      | 1 | 672     | 564     |
| Water/Sewer      |   |         |         |
| Public Water     | 1 | 1,914   | 1,608   |
| Public Sewer     | 1 | 1,914   | 1,608   |
| Built-Ins        |   |         |         |
| Appliance Allow. | 1 | 3,976   | 3,340   |
| Fireplaces       |   |         |         |
| Interior 2 Story | 1 | 8,495   | 7,136   |
| Totals:          |   | 302,711 | 254,277 |

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 =&gt; TCV: 559,409

|                                                                             |         |                |
|-----------------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-546-042-00                                             | =       | 846,684        |
| Est. TCV/Total Floor Area = 603.91, Most recent sale 03/15/2022 for 625,000 |         |                |
| 2025 Assessed                                                               | MBOR    | S.E.V.         |
| 377,400                                                                     | 377,400 | 377,400        |
|                                                                             |         | Base for Cap   |
|                                                                             |         | IRM            |
|                                                                             |         | 2.70           |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions      |
| 0                                                                           | 45,900  | 0              |
|                                                                             |         | Tax Adjustment |
|                                                                             |         | 8,499          |
| 2026 Assessed                                                               | MBOR    | S.E.V.         |
| 423,300                                                                     | 423,300 | 423,300        |
|                                                                             |         | Capped         |
|                                                                             |         | ->Taxable<-    |
|                                                                             |         | PRE/MBT        |
|                                                                             |         | 0              |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-546-043-00   | 2026 Est. T.C.V.    | TUSCHMAN CHAD & JENNIFER |
| Property Class: 407 |                     | 43 BROOK HILL COTTAGES   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L1110P58 Unit 43, The Cottages at Brook Hill, a condominium according to the Master Deed recorded in Liber 430, page 503 thru 559, First Amendment to Master Deed recorded in Liber 436, page 620; Second Amendment to Master Deed recorded in Liber 440, page 869; Third Amendment to Master Deed recorded in Liber 566, page 227; and Fourth Amendment to Master Deed recorded in Liber 795, page 225, Leelanau County, and designated as Replat No. 3, Leelanau County Condominium Plan No. 36, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of Public Acts of 1978 as amended.

Said Unit was formerly known as Unit 60, Brook Hill, a Condominium, according to the Master Deed recorded in Liber 319, Pages 1 thru 71, Leelanau County Records.

L430 P503-559 L899 P152/06 UNIT 43 THE COTTAGES AT BROOK HILL (FORMERLY UNIT 60 BROOK HILL CONDOMINIUM) REC IN L319 P1-71 SEC 14 T29N R14W. 2ND REPLAT 2025001016

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100          |        | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 280,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 19.22    | 240  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 97     | 7,275      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,275      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1172 SF Floor Area = 1465 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,172  |          |            |
|            |          |            | Total: | 234,969  | 187,975    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 70 | 2,808 | 2,246 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 250 | 4,988 | 3,990 |
| Treated Wood | 164 | 3,787 | 3,030 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 503 | 33,917 | 27,134 |
| Door Opener | 1   | 672    | 538    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

Parcel Number: 45-006-546-043-00

Page: 2

|                  |   |         |         |
|------------------|---|---------|---------|
| Appliance Allow. | 1 | 3,976   | 3,181   |
| Fireplaces       |   |         |         |
| Interior 2 Story | 1 | 8,495   | 6,796   |
| Totals:          |   | 313,008 | 250,407 |

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 =&gt; TCV: 550,895

2026 Est. T.C.V. 006-546-043-00 = 838,170  
 Est. TCV/Total Floor Area = 572.13, Most recent sale 10/22/2020 for 500,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 373,800       | 373,800        | 373,800 | 218,984      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 45,300         | 0       | 0            | 5,912          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 419,100       | 419,100        | 419,100 | 224,896      | 224,896        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-547-001-00   | 2026 Est. T.C.V.    | MACEACHERN PATRICIA K TRUST |
| Property Class: 401 |                     | 1 BROOK HILL COTTAGES       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L433 P613 L539 P382/00 L622 P494/02 L878 P712/05 UNIT 1 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225 LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W..

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|---------|--------|-------------------------|-------|--------|---------|
|                       | 64.17    | 0.00        | 1.0000  | 1.0000 | 0                       | 100   |        | 0       |
| 4567 BROOK 1,2,5      |          |             | 1 Units | 120000 | 0.00000                 | 100   |        | 120,000 |
| 64 Actual Front Feet, | 0.00     | Total Acres |         |        | Total Est. Land Value = |       |        | 120,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1540 SF Floor Area = 1540 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,540  |          |            |
|         |          |            | Total: | 307,518  | 261,390    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1651 | 45,138 | 38,367 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 3 | 20,147 | 17,125 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 80 | 5,826 | 4,952 |
| WCP (1 Story) | 32 | 3,019 | 2,566 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 120 | 3,070 | 2,609 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 529 | 35,126 | 29,857 |
| Door Opener | 1   | 672    | 571    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 7,952 | 6,759 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| 2nd on Same Stack | 1 | 5,406  | 4,595 |
| Exterior 2 Story  | 1 | 10,342 | 8,791 |

Totals: 454,068 385,957

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 849,105

2026 Est. T.C.V. 006-547-001-00 = 969,105  
 Est. TCV/Total Floor Area = 629.29, Most recent sale 04/18/2024 for 925,000

Parcel Number: 45-006-547-001-00

Page: 2

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 413,200  | 413,200        | 413,200 | 413,200      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 71,400         | 0       | 0            | 11,156         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 484,600  | 484,600        | 484,600 | 424,356      | 424,356        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-547-003-00   | 2026 Est. T.C.V.    | ANCONA LYNETTE & DOWNS BRENT |
| Property Class: 402 |                     | BROOK HILL COTTAGES          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L457 P588/97 UNIT 3 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

# Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|---------|--------|-------------------------|-------|--------|---------|
|                       | 56.98    | 0.00        | 1.0000  | 1.0000 | 0                       | 100   |        | 0       |
| 4567 BROOK 1,2,5      |          |             | 1 Units | 120000 | 0.00000                 | 100   |        | 120,000 |
| 57 Actual Front Feet, | 0.00     | Total Acres |         |        | Total Est. Land Value = |       |        | 120,000 |

2026 Est. T.C.V. 006-547-003-00 = 120,000

Est. TCV/Total Floor Area = 77.92, Most recent sale 12/12/2024 for 112,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 60,000                  | 60,000 | 60,000    | 60,000         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 60,000                  | 60,000 | 60,000    | 61,620         | 60,000      | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-547-005-00   | 2026 Est. T.C.V.    | BROADHURST GARY W & STEPHAINE C |
| Property Class: 401 |                     | 5 BROOK HILL COTTAGES           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L452 P693 L481 P386 L505 P922/99 UNIT 5 THE COTTAGES AT BROOK HILL, L430P503-559  
 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY,  
 & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|---------|--------|-------------------------|-------|--------|---------|
|                       | 60.63    | 0.00        | 1.0000  | 1.0000 | 0                       | 100   |        | 0       |
| 4567 BROOK 1,2,5      |          |             | 1 Units | 120000 | 0.00000                 | 100   |        | 120,000 |
| 61 Actual Front Feet, | 0.00     | Total Acres |         |        | Total Est. Land Value = |       |        | 120,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1186 SF Floor Area = 1300 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,186 |          |            |
| 1 Story | Siding   | Overhang   | 114   |          |            |
|         |          | Total:     |       | 254,927  | 216,689    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1186 | 63,558 | 54,024 |
| Basement, Outside Entrance, Above Grade | 2    | 5,150  | 4,377  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 354 | 27,683 | 23,531 |
| WPP            | 354 | 8,284  | 7,041  |
| WCP (1 Story)  | 90  | 6,220  | 5,287  |
| WGE (1 Story)  | 66  | 9,525  | 8,096  |

#### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 156 | 2,930 | 2,490 |
| Pine w/Roof (Roof portion) | 156 | 3,655 | 3,107 |
| Treated Wood               | 354 | 6,269 | 5,329 |
| Pine w/Roof (Deck Portion) | 354 | 5,013 | 4,261 |
| Pine w/Roof (Roof portion) | 354 | 7,491 | 6,367 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 433,110 368,144

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 809,917

Parcel Number: 45-006-547-005-00

Page: 2

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2026 Est. T.C.V. 006-547-005-00 = 929,917  
 Est. TCV/Total Floor Area = 715.32, Most recent sale 12/18/2020 for 540,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 396,700       | 396,700 | 396,700 | 313,272      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 68,300         | 0    | 0         | 8,458          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 465,000       | 465,000 | 465,000 | 321,730 | 321,730     | 0       |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-547-007-00   | 2026 Est. T.C.V.    | MARSH RICHARD C & MARY JO |
| Property Class: 401 |                     | 7 BROOK HILL COTTAGES     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L453 P905 L521 P980/99 L663 P1/02 UNIT 7 THE COTTAGES AT BROOK HILL,  
L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225,  
LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN  
NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON  
ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF  
PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 853 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 853    |          |            |
| 1 Story   | Siding   | Overhang   | 44     |          |            |
| 1 Story   | Siding   | Overhang   | 44     |          |            |
|           |          |            | Total: | 264,879  | 233,100    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 750 | 43,673 | 38,432 |
| Basement, Outside Entrance, Below Grade | 1   | 4,609  | 4,056  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,866  |
| 3 Fixture Bath     | 2 | 20,550 | 18,084 |
| Separate Shower    | 1 | 3,123  | 2,748  |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 292 | 7,937 | 6,985 |
| WPP | 292 | 7,937 | 6,985 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,936 |
| Public Sewer | 1 | 2,200 | 1,936 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,028 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 5,433 | 4,781 |
|----------------|---|-------|-------|

Totals: 372,648 327,937

Notes: 2005 2ND STORY ADDITION

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 721,461

2026 Est. T.C.V. 006-547-007-00 = 1,001,461

Est. TCV/Total Floor Area = 732.06, Most recent sale 06/14/2017 for 557,250

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 438,300       | 438,300    | 438,300 | 303,056      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 62,400     | 0       | 0            | 8,182          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 500,700       | 500,700    | 500,700 | 311,238      | 311,238        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-547-009-00   | 2026 Est. T.C.V.    | COLLINS MICHAEL & GRANO MARGARET |
| Property Class: 401 |                     | 9 BROOK HILL COTTAGES            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L463 P995 L541 P569 L603 P687 L603 P689 L603 P691/01 UNIT 9 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 728 SF Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 728    |          |            |
|         |          |            | Total: | 256,002  | 217,599    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 550 | 15,037 | 12,781 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 107 | 6,929  | 5,890  |
| WCP (1 Story)  | 130 | 8,141  | 6,920  |
| WGEP (1 Story) | 130 | 15,237 | 12,951 |
| WPP            | 191 | 6,036  | 5,131  |
| WSEP (1 Story) | 61  | 5,605  | 4,764  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 157 | 3,677 | 3,125 |
|--------------|-----|-------|-------|

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 96 | 5,241 | 4,455 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,791 |
| Prefab 2 Story   | 1 | 4,533  | 3,853 |

Totals: 367,227 312,141

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 686,710

Parcel Number: 45-006-547-009-00

Page: 2

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 Est. TCV/Total Floor Area = 663.95, Most recent sale 03/13/2020 for 455,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 423,700       | 423,700        | 423,700 | 291,666      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 59,700         | 0       | 0            | 7,874          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 483,400       | 483,400        | 483,400 | 299,540      | 299,540        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-547-011-00   | 2026 Est. T.C.V.    | SILVERMAN KAREN S TRUST |
| Property Class: 402 |                     | BROOK HILL COTTAGES     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L577 P667/01 UNIT 11 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

# Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1     | Units | 280000.00               | 000   | 100    | 280,000 |
|                       | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 280,000 |

2026 Est. T.C.V. 006-547-011-00 = 280,000

Est. TCV/Total Floor Area = 192.31, Most recent sale 04/20/2001 for 127,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 140,000       | 140,000        | 140,000 | 64,953       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0       | 0            | 1,753          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 140,000       | 140,000        | 140,000 | 66,706       | 66,706         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-547-013-00   | 2026 Est. T.C.V.    | SILVERMAN KAREN S TRUST |
| Property Class: 401 |                     | 13 BROOK HILL COTTAGES  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L450 P395/97 UNIT 13 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 713 SF Floor Area = 713 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 713    |          |            |
|         |          |             | Total: | 125,813  | 100,651    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 128 | 8,040 | 6,432 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,622 | 4,498 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,822 |
|------------------|---|-------|-------|

Totals: 164,659 131,728

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 289,802

2026 Est. T.C.V. 006-547-013-00 = 569,802

Est. TCV/Total Floor Area = 799.16, Most recent sale 08/06/1997 for 139,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 261,600                 | 261,600 | 261,600 | 135,970      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 23,300  | 0       | 0            | 3,671          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 284,900                 | 284,900 | 284,900 | 139,641      | 139,641        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-547-014-00   | 2026 Est. T.C.V.    | MACEACHERN PATRICIA K TRUST |
| Property Class: 401 |                     | 14 BROOK HILL COTTAGES      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L519 P982/99 UNIT 14 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 955 SF Floor Area = 2865 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 3 Story | Siding   | Crawl Space | 955    |          |            |
|         |          |             | Total: | 413,790  | 372,411    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,499 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 144 | 5,073 | 4,566 |
| WCP (2 Story) | 54  | 5,432 | 4,889 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 4,080 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 449,372 | 404,435 |
|---------|---------|---------|

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 889,757

2026 Est. T.C.V. 006-547-014-00 = 1,169,757

Est. TCV/Total Floor Area = 408.29, Most recent sale 07/21/1999 for 105,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 505,300                 | 505,300 | 505,300 | 222,738      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 79,600  | 0       | 0            | 6,013          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 584,900                 | 584,900 | 584,900 | 228,751      | 228,751        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-547-016-00   | 2026 Est. T.C.V.    | BATTJES DANIEL K&MAGGIE KATCHMARK& |
| Property Class: 401 |                     | 16 BROOK HILL COTTAGES             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L522 P244/99 L858 P281/05 UNIT 16 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 860 SF Floor Area = 2580 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Basement   | 860    |          |            |
|         |          |            | Total: | 401,846  | 361,660    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 860 | 23,512 | 21,161 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,499  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 3 | 20,147 | 18,132 |
| 2 Fixture Bath     | 1 | 4,500  | 4,050  |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 81  | 5,868 | 5,281 |
| WCP (1 Story) | 122 | 7,731 | 6,958 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 286 | 5,457 | 4,911 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 1 Story | 1 | 8,528  | 7,675 |
| Exterior 2 Story | 1 | 10,342 | 9,308 |

Totals: 501,759 451,581

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 993,478

2026 Est. T.C.V. 006-547-016-00 = 1,273,478

Est. TCV/Total Floor Area = 493.60, Most recent sale 12/12/2022 for 905,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 549,500                 | 549,500 | 549,500 | 419,921      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 87,200  | 0       | 0            | 11,337         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

636,700

636,700

636,700

431,258

431,258

0



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-547-018-00   | 2026 Est. T.C.V.    | BOSCO ROBERT D & JILL L |
| Property Class: 401 |                     | 18 BROOK HILL COTTAGES  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L524 P217/99 UNIT 18 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 810 SF Floor Area = 2430 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Basement   | 810    |          |            |
|         |          |            | Total: | 369,920  | 332,928    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 270 | 7,382 | 6,644 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888 | 3,499 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |
| Separate Shower    | 1 | 2,720 | 2,448 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 126 | 4,614  | 4,153  |
| WCP (1 Story) | 288 | 13,882 | 12,494 |
| WPP           | 288 | 7,007  | 6,306  |
| WCP (1 Story) | 125 | 7,886  | 7,097  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

Totals: 438,455 394,609

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 868,140

2026 Est. T.C.V. 006-547-018-00 = 1,148,140

Est. TCV/Total Floor Area = 472.49, Most recent sale 09/28/2021 for 749,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 495,400       | 495,400    | 495,400 | 360,439      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 78,700     | 0       | 0            | 9,731          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 574,100       | 574,100    | 574,100 | 370,170      | 370,170        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-547-020-00   | 2026 Est. T.C.V.    | GUPTA SHAM L LIVING TRUST |
| Property Class: 402 |                     | 20 BROOK HILL COTTAGES    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L432 P808 L464 P349/98 L876 P627/05 UNIT 20 THE COTTAGES AT BROOK HILL,  
 L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225,  
 LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN  
 NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON  
 ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF  
 PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000     | 0.00000      | 100   | VIEW   | 280,000 |
|                       | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 308 | 19,213 | 17,292 |
| Door Opener | 1   | 537    | 483    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

Totals: 23,578 21,221

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 46,686

2026 Est. T.C.V. 006-547-020-00 = 326,686

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2005 for 420,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 160,600       | 160,600        | 160,600 | 143,053      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 2,700          | 0       | 0            | 3,862          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,300       | 163,300        | 163,300 | 146,915      | 146,915        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-547-022-00   | 2026 Est. T.C.V.    | GULA ROBERT J & CONSTANCE L |
| Property Class: 402 |                     | 22 BROOK HILL COTTAGES      |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L432 P868/96 UNIT 22 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth      | Rate         | %Adj.   | Reason | Value   |
|-----------------------|----------|-------------|-------|------------|--------------|---------|--------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1     | Units      | 280000       | 0.00000 | 100    | 280,000 |
|                       | 0.00     | Total Acres |       | Total Est. | Land Value = |         |        | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories                                                  | Exterior           | Foundation | Size | Cost New | Depr. Cost |
|----------------------------------------------------------|--------------------|------------|------|----------|------------|
| Other Additions/Adjustments                              |                    |            |      |          |            |
| Plumbing                                                 |                    |            |      |          |            |
|                                                          | Average Fixture(s) |            | 1    | 2,136    | 1,922      |
| Garages                                                  |                    |            |      |          |            |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |                    |            |      |          |            |
|                                                          | Base Cost          |            | 308  | 19,213   | 17,292     |
| Water/Sewer                                              |                    |            |      |          |            |
|                                                          | Public Water       |            | 1    | 1,914    | 1,723      |
|                                                          | Public Sewer       |            | 1    | 1,914    | 1,723      |
| Totals:                                                  |                    |            |      | 25,177   | 22,660     |

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 49,852

|                                                                           |   |         |
|---------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-547-022-00                                           | = | 329,852 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 11/30/2012 for 320,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                |   |         |
| 162,000 162,000 162,000 149,598 2.70                                      |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses              |   |         |
| 0 2,900 0 0 4,039 0                                                       |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                      |   |         |
| 164,900 164,900 164,900 153,637 153,637 0                                 |   |         |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-547-024-00   | 2026 Est. T.C.V.    | BENNETT JOHN K & FAITH H |
| Property Class: 401 |                     | 24 BROOK HILL COTTAGES   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L432 P878/96 UNIT 24 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1013 SF Floor Area = 2863 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 3 Story | Siding   | Crawl Space | 837    |          |            |
| 2 Story | Siding   | Piers       | 176    |          |            |
|         |          |             | Total: | 416,820  | 333,455    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 800 | 42,872 | 34,298 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,110  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 136 | 4,874 | 3,899 |
| WCP (1 Story) | 136 | 8,442 | 6,754 |
| WCP (1 Story) | 156 | 9,393 | 7,514 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 308 | 24,215 | 19,372 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

Totals: 531,499 425,199

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 935,437

2026 Est. T.C.V. 006-547-024-00 = 1,215,437

Est. TCV/Total Floor Area = 424.53, Most recent sale 10/15/2012 for 795,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 528,500       | 528,500 | 528,500 | 443,841      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-547-024-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 79,200  | 0       | 0       | 11,983      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 607,700       | 607,700 | 607,700 | 455,824 | 455,824     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-547-026-00   | 2026 Est. T.C.V.    | RIEGLE DONALD W JR & HANSEN REIGLE |
| Property Class: 401 |                     | 26 BROOK HILL COTTAGES             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L433 P138/96 L899 P330/06 UNIT 26 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 818 SF Floor Area = 1636 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 818    |          |            |
|         |          |            | Total: | 284,131  | 227,304    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 818 | 43,837 | 35,070 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,110  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 144 | 5,073  | 4,058  |
| WPP            | 144 | 5,073  | 4,058  |
| WPP            | 64  | 3,255  | 2,604  |
| WSEP (1 Story) | 218 | 15,210 | 12,168 |
| WCP (1 Story)  | 218 | 11,883 | 9,506  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 308 | 24,215 | 19,372 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Totals: 413,893 331,113

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 728,449

2026 Est. T.C.V. 006-547-026-00 = 1,008,449

Est. TCV/Total Floor Area = 616.41, Most recent sale 09/20/2011 for 635,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 441,600       | 441,600    | 441,600 | 381,960      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 62,600     | 0       | 0            | 10,312         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

504,200

504,200

504,200

392,272

392,272

392,272

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-547-028-00   | 2026 Est. T.C.V.    | GUR ARIE ODED & CYNTHIA F |
| Property Class: 401 |                     | 28 BROOK HILL COTTAGES    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L433 P223/96 UNIT 28 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 788 SF Floor Area = 1818 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 788  |          |            |
| 1 Story | Siding   | Overhang   | 242  |          |            |
|         |          | Total:     |      | 300,744  | 240,595    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 788 | 42,229 | 33,783 |
| Basement, Outside Entrance, Below Grade | 3   | 11,665 | 9,332  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 64  | 3,255 | 2,604 |
| WCP (1 Story) | 150 | 9,116 | 7,293 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 316 | 5,824 | 4,659 |
| Treated Wood | 161 | 3,740 | 2,992 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 308 | 19,213 | 15,370 |
| Door Opener | 1   | 537    | 430    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

Totals: 416,646 333,317

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 733,297

2026 Est. T.C.V. 006-547-028-00 = 1,013,297  
 Est. TCV/Total Floor Area = 557.37, Most recent sale 10/31/1996 for 168,055



Parcel Number: 45-006-547-028-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 445,000  | 445,000        | 445,000 | 313,010      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 61,600         | 0       | 0            | 8,451          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 506,600  | 506,600        | 506,600 | 321,461      | 321,461        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-547-029-00   | 2026 Est. T.C.V.    | PONDER DANIEL F & CATHERINE A |
| Property Class: 401 |                     | 29 BROOK HILL COTTAGES        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L534 P433/00 UNIT 29 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 921 SF Floor Area = 1612 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 921    |          |            |
|            |          |            | Total: | 242,446  | 223,048    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 800 | 28,688 | 26,393 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781  | 2,559  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,335 |
| 3 Fixture Bath     | 2 | 9,133 | 8,402 |
| 2 Fixture Bath     | 1 | 3,056 | 2,812 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,399 |
| Water Well, 100 Feet | 1 | 5,847 | 5,379 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 297 | 10,549 | 9,705 |
| WPP           | 185 | 4,725  | 4,347 |
| WCP (1 Story) | 116 | 5,791  | 5,328 |
| WCP (1 Story) | 70  | 4,218  | 3,881 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,546 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 2 Story    | 1 | 3,170 | 2,916 |
| Direct-Vented Gas | 1 | 3,022 | 2,780 |

Totals: 332,426 305,830

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 672,826

2026 Est. T.C.V. 006-547-029-00 = 952,826

Est. TCV/Total Floor Area = 591.08, Most recent sale 12/09/2019 for 570,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 416,600                 | 416,600 | 416,600   | 340,161        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 59,800  | 0         | 9,184          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 476,400                 | 476,400 | 476,400   | 349,345        | 349,345     | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-547-030-00   | 2026 Est. T.C.V.    | WHIPPLE KENNETH AND KIMBERLY |
| Property Class: 401 |                     | 30 BROOK HILL COTTAGES       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L523 P588 L531 P127/99 UNIT 30 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 721 SF Floor Area = 1442 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 721    |          |            |
|         |          |            | Total: | 253,702  | 215,646    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 721 | 38,638 | 32,842 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |
| Separate Shower    | 1 | 2,720 | 2,312 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 294 | 7,021 | 5,968 |
| WPP           | 112 | 4,222 | 3,589 |
| WCP (1 Story) | 112 | 7,200 | 6,120 |
| WCP (1 Story) | 105 | 6,819 | 5,796 |

#### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Treated Wood               | 588 | 8,749 | 7,437 |
| Pine w/Roof (Deck Portion) | 110 | 2,299 | 1,954 |
| Pine w/Roof (Roof portion) | 110 | 2,650 | 2,252 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 363,597 309,058

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 679,928

2026 Est. T.C.V. 006-547-030-00 = 959,928

Est. TCV/Total Floor Area = 665.69, Most recent sale 02/19/2020 for 610,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-547-030-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 422,200  | 422,200        | 422,200 | 337,845   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 57,800         | 0       | 0         | 9,121          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 480,000  | 480,000        | 480,000 | 346,966   | 346,966        | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-547-031-00   | 2026 Est. T.C.V.    | SPENCER JEAN F & SELDEN E TRUSTS |
| Property Class: 401 |                     | 31 BROOK HILL COTTAGES           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L491 P173/98 L577 P786/01 L773 P326&351/03 L773 P998/03 UNIT 31 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1014 SF Floor Area = 1866 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 852    |          |            |
| 1 Story | Siding   | Basement   | 162    |          |            |
|         |          |            | Total: | 322,654  | 258,122    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 900 | 48,231 | 38,585 |
| Basement, Outside Entrance, Above Grade | 2   | 5,150  | 4,120  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 294 | 7,021 | 5,617 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WCP (1 Story) | 121 | 7,679 | 6,143 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 60 | 2,038 | 1,630 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,274 |
|------------------|---|--------|-------|

Totals: 438,016 350,412

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 770,906

2026 Est. T.C.V. 006-547-031-00 = 1,050,906

Est. TCV/Total Floor Area = 563.19, Most recent sale 08/05/2021 for 729,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 459,200                 | 459,200 | 459,200   | 376,126        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 66,300  | 0         | 10,155         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |

525,500

525,500

525,500

386,281

386,281

0

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-547-032-00   | 2026 Est. T.C.V.    | EINFELD KEVIN J & LORI J |
| Property Class: 401 |                     | 32 BROOK HILL COTTAGES   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L452 P691/97 UNIT 32 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 948 SF Floor Area = 1659 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 948    |          |            |
|            |          |            | Total: | 241,591  | 229,530    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 750 | 26,895 | 25,550 |
| Basement, Outside Entrance, Below Grade | 2   | 5,562  | 5,284  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,378  |
| 3 Fixture Bath     | 3 | 13,700 | 13,015 |
| 2 Fixture Bath     | 1 | 3,056  | 2,903  |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 251 | 9,837 | 9,345 |
| WPP           | 155 | 4,261 | 4,048 |
| WCP (1 Story) | 91  | 4,908 | 4,663 |
| WCP (1 Story) | 134 | 6,491 | 6,166 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,419 |
| Public Sewer | 1 | 1,494 | 1,419 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,011 |
|----------------|---|-------|-------|

Totals: 326,677 310,360

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 682,792

2026 Est. T.C.V. 006-547-032-00 = 962,792

Est. TCV/Total Floor Area = 580.34, Most recent sale 04/30/2015 for 250,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 419,800       | 419,800    | 419,800 | 340,161      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 61,600     | 0       | 0            | 9,184          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 481,400       | 481,400    | 481,400 | 349,345      | 349,345        | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-547-033-00   | 2026 Est. T.C.V.    | SHULMAN BENNETT D & JUDITH B |
| Property Class: 401 |                     | 33 BROOK HILL COTTAGES       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L433 P743 L521 P602/99 UNIT 33 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 890 SF Floor Area = 1780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 890    |          |            |
|         |          |            | Total: | 305,993  | 244,794    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 890 | 47,695 | 38,156 |
| Basement, Outside Entrance, Below Grade | 2   | 7,777  | 6,222  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 128 | 15,092 | 12,074 |
| WCP (1 Story)  | 128 | 8,040  | 6,432  |

#### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 96  | 2,091 | 1,673 |
| Pine w/Roof (Roof portion) | 96  | 2,340 | 1,872 |
| Treated Wood               | 270 | 5,254 | 4,203 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 2 Story    | 1 | 4,533 | 3,626 |
| Direct-Vented Gas | 2 | 8,798 | 7,038 |

Totals: 424,269 339,415

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 746,713

|                                                                             |   |           |
|-----------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-547-033-00                                             | = | 1,026,713 |
| Est. TCV/Total Floor Area = 576.81, Most recent sale 08/25/1999 for 168,100 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |           |
| 449,100 449,100 449,100 301,708 2.70                                        |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |           |
| 0 64,300 0 0 8,146 0                                                        |   |           |

Parcel Number: 45-006-547-033-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 513,400       | 513,400 | 513,400 | 309,854 | 309,854     | 0       |

---

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-547-034-00   | 2026 Est. T.C.V.    | LUCAS PETER C & MCALLISTER LINDA M |
| Property Class: 401 |                     | 34 BROOK HILL COTTAGES             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L441 P112/97 UNIT 34 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 776 SF Floor Area = 1552 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 776    |          |            |
|         |          |            | Total: | 271,226  | 230,542    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 776 | 41,586 | 35,348 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 42  | 7,238  | 6,152  |
| WCP (1 Story)  | 252 | 12,965 | 11,020 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 95  | 2,600 | 2,210 |
| Treated Wood | 160 | 3,725 | 3,166 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 375,633 319,288

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 702,434

2026 Est. T.C.V. 006-547-034-00 = 982,434

Est. TCV/Total Floor Area = 633.01, Most recent sale 12/01/2021 for 800,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 431,100       | 431,100    | 431,100 | 353,051      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 60,100     | 0       | 0            | 9,532          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 491,200 | 491,200 | 491,200 | 362,583 | 362,583 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-547-035-00   | 2026 Est. T.C.V.    | MULDER ANDREW JOHN & CORLYNE SUE |
| Property Class: 402 |                     | BROOK HILL COTTAGES              |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L433 P966/96 L676 P372/02 UNIT 35 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value  |
|----------------------|----------|-------|-------------|-------|-------------------------|-------|--------|--------|
| 4567 BROOK 35-39 80K |          |       | 1 Units     | 80000 | 0.00000                 | 100   |        | 80,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 80,000 |

2026 Est. T.C.V. 006-547-035-00 = 80,000

Est. TCV/Total Floor Area = 51.55, Most recent sale 10/24/2022 for 40,900

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 40,000        | 40,000         | 40,000 | 21,651       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 584            | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 40,000        | 40,000         | 40,000 | 22,235       | 22,235         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-547-037-00   | 2026 Est. T.C.V.    | SPENCER DAVID H & DEBRA E |
| Property Class: 401 |                     | 37 BROOK HILL COTTAGES    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L466 P905 L546 P825 L550 P382/00 L630 P968/02 L921 P856/06 UNIT 37 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value  |
|----------------------|----------|-------|-------------|-------|------------|-------|--------------|--------|
| 4567 BROOK 35-39 80K |          |       | 1 Units     | 800   | 00.00      | 00    | 100          | 80,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 80,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = 800 SF Floor Area = 1600 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 800    |          |            |
|         |          |            | Total: | 278,618  | 236,826    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 650 | 34,834 | 29,609 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 96 | 6,421 | 5,458 |
| WPP           | 84 | 3,701 | 3,146 |

#### Balcony

|              |    |     |     |
|--------------|----|-----|-----|
| Wood Balcony | 16 | 873 | 742 |
|--------------|----|-----|-----|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,739 |
|-------------------|---|-------|-------|

Totals: 359,293 305,401

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 671,882

2026 Est. T.C.V. 006-547-037-00 = 751,882

Est. TCV/Total Floor Area = 469.93, Most recent sale 03/02/2021 for 480,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 318,000                 | 318,000 | 318,000   | 265,527        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 57,900  | 0         | 7,169          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 375,900                 | 375,900 | 375,900   | 272,696        | 272,696     | 0       |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-547-038-00   | 2026 Est. T.C.V.    | KRISHNAN SANJEEV & WEST ELIZABETH |
| Property Class: 402 |                     | BROOK HILL COTTAGES               |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L572 P646/01 L824 P373/04 L868 P348/05 UNIT 38 THE COTTAGES AT BROOK HILL,  
 L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225,  
 LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN  
 NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON  
 ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF  
 PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

# Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| 4567 BROOK 35-39 80K |          |       | 1 Units     | 80000 | 0.00000 | 100   |                         | 80,000 |
|                      |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 80,000 |

2026 Est. T.C.V. 006-547-038-00 = 80,000

Est. TCV/Total Floor Area = 50.00, Most recent sale 09/27/2024 for 80,000

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 40,000        | 40,000         | 40,000 | 40,000       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 40,000        | 40,000         | 40,000 | 41,080       | 40,000         | 0       |  |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-547-039-00   | 2026 Est. T.C.V.    | NAJOR ATHEAR & SCHROEDER BETH |
| Property Class: 402 |                     | BROOK HILL COTTAGES           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

UNIT 39 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

# Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value  |
|----------------------|----------|-------|-------------|-------|-------------------------|-------|--------|--------|
| 4567 BROOK 35-39 80K |          |       | 1 Units     | 80000 | 0.00000                 | 100   |        | 80,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 80,000 |

2026 Est. T.C.V. 006-547-039-00 = 80,000

Est. TCV/Total Floor Area = 50.00, Most recent sale 07/31/2025 for 80,000

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 40,000        | 40,000         | 40,000 | 40,000       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 40,000        | 40,000         | 40,000 | 41,080       | 40,000         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-547-040-00   | 2026 Est. T.C.V.    | WERT JEFFREY & MELISSA |
| Property Class: 401 |                     | 40 BROOK HILL COTTAGES |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

UNIT 40 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 808 SF Floor Area = 1616 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 808    |          |            |
|         |          |            | Total: | 281,062  | 238,901    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 734 | 39,335 | 33,435 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 222 | 6,496 | 5,522 |
| WPP | 120 | 4,450 | 3,782 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 114 | 2,954 | 2,511 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Totals: 364,744 310,032

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 682,070

2026 Est. T.C.V. 006-547-040-00 = 962,070

Est. TCV/Total Floor Area = 595.34, Most recent sale 04/21/2021 for 575,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 422,400       | 422,400        | 422,400 | 277,689      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 58,600         | 0       | 0            | 7,497          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 481,000       | 481,000        | 481,000 | 285,186      | 285,186        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-547-041-00   | 2026 Est. T.C.V.    | BRANDSTADT BONNIE A & TODD H |
| Property Class: 401 |                     | 41 BROOK HILL COTTAGES       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L433 P233 L540 P844/00 UNIT 41 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 866 SF Floor Area = 1732 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 866    |          |            |
|         |          |            | Total: | 298,754  | 253,941    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 450 | 24,116 | 20,499 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |
| Separate Shower    | 1 | 2,720  | 2,312  |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 144 | 8,832 | 7,507 |
| WPP           | 144 | 5,073 | 4,312 |
| WCP (1 Story) | 70  | 5,357 | 4,553 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 24 | 1,310 | 1,113 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 381,142 323,971

Notes: 2007 UNFISHED BASEMENT

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 712,736

2026 Est. T.C.V. 006-547-041-00 = 992,736

Est. TCV/Total Floor Area = 573.17, Most recent sale 05/15/2015 for 520,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |        |  |
|---------------|------------|---------|--------------|----------------|--------|--|
| 434,200       | 434,200    | 434,200 | 264,659      | 2.70           |        |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses |  |
| 0             | 62,200     | 0       | 0            | 7,145          | 0      |  |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 496,400       | 496,400 | 496,400 | 271,804 | 271,804     | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-547-044-00   | 2026 Est. T.C.V.    | MCALPINE JOHN C & ANNE S |
| Property Class: 401 |                     | 44 BROOK HILL COTTAGES   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L431 P963 L489 P343/98 UNIT 44 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   | POND         | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2018

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1894 SF Floor Area = 1894 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,894  |          |            |
|         |          |            | Total: | 379,318  | 360,350    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1412 | 75,669 | 71,886 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,694  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,029  |
| 3 Fixture Bath     | 2 | 13,432 | 12,760 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 201 | 6,197 | 5,887 |
| WCP (1 Story) | 99  | 6,512 | 6,186 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 201 | 4,352 | 4,134 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 585 | 31,918 | 30,322 |
| Door Opener | 1   | 672    | 638    |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,818 |
| Water Well, 100 Feet | 1 | 6,514 | 6,188 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,484 |
|----------------|---|-------|-------|

Totals: 540,165 513,153

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 1,128,937

2026 Est. T.C.V. 006-547-044-00 = 1,408,937

Est. TCV/Total Floor Area = 743.89, Most recent sale 03/19/2020 for 700,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 608,200       | 608,200 | 608,200 | 412,195      | 2.70 |

Parcel Number: 45-006-547-044-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 96,300         | 0       | 0         | 11,129         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 704,500  | 704,500        | 704,500 | 423,324   | 423,324        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-547-045-00   | 2026 Est. T.C.V.    | LATTA KEVIN & JILL     |
| Property Class: 401 |                     | 45 BROOK HILL COTTAGES |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L433 P222/96 L580 P915/01 UNIT 45 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1     | Units | 280000.00               | 100   | POND   | 280,000 |
|                       | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1779 SF Floor Area = 1779 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,779  |          |            |
|         |          |            | Total: | 350,563  | 280,449    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1513 | 41,365 | 33,092 |
| Basement, Outside Entrance, Below Grade | 2    | 7,777  | 6,222  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 49 | 4,141 | 3,313 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 170 | 3,876 | 3,101 |
| Treated Wood | 340 | 6,110 | 4,888 |
| Treated Wood | 165 | 3,802 | 3,042 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 31,576 | 25,261 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 2 | 7,334 | 5,867 |
|----------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 480,589 384,472

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 845,838

Parcel Number: 45-006-547-045-00

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2026 Est. T.C.V. 006-547-045-00 = 1,125,838  
 Est. TCV/Total Floor Area = 632.85, Most recent sale 08/18/2025 for 1,190,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 492,300       | 492,300 | 492,300 | 313,388      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 70,600         | 0    | 0         | 249,512        | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 562,900       | 562,900 | 562,900 | 321,849 | 562,900     | 0       |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-547-046-00   | 2026 Est. T.C.V.    | SZYMANSKI RONALD J & MARIA D |
| Property Class: 401 |                     | 46 BROOK HILL COTTAGES       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L432 P869 L549 P748-753 L710 P127&129/03 L779 P389&391/03 L800 P256&258/04 L800 P371&395/04 L802 P266&268/04 UNIT 46 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, & DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   | POND         | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1583 SF Floor Area = 1583 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,583  |          |            |
|         |          |            | Total: | 315,425  | 252,339    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1524 | 41,666 | 33,333 |
| Basement, Outside Entrance, Below Grade | 2    | 7,777  | 6,222  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| Separate Shower    | 1 | 2,720  | 2,176  |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 54  | 4,453  | 3,562 |
| WSEP (1 Story) | 154 | 11,601 | 9,281 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 262 | 5,151 | 4,121 |
| Treated Wood | 200 | 4,336 | 3,469 |
| Treated Wood | 285 | 5,444 | 4,355 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 66 | 3,603 | 2,882 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 584 | 31,881 | 25,505 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,626 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 462,634 | 370,107 |
|---------|---------|---------|

Notes:

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ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 814,235

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2026 Est. T.C.V. 006-547-046-00 = 1,094,235  
 Est. TCV/Total Floor Area = 691.24, Most recent sale 09/28/2012 for 595,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 477,500       | 477,500        | 477,500 | 314,915      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 69,600         | 0       | 0            | 8,502          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 547,100       | 547,100        | 547,100 | 323,417      | 323,417        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-547-048-00   | 2026 Est. T.C.V.    | BECKER JOHN & JULIE FAMILY TRUST |
| Property Class: 401 |                     | 48 BROOK HILL COTTAGES           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L1110P81 UNIT 48, THE COTTAGES AT BROOK HILL, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 430, PAGE 503 THRU 559, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 436, PAGE 620; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 440, PAGE 869; THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 566, PAGE 227; AND FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 795, PAGE 225, LEELANAU COUNTY, AND DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED.

L432 P468 L455 P127/97 L603 P317/01

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES  
\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   | POND         | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 1524 SF Floor Area = 1524 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,524  |          |            |
|         |          |            | Total: | 304,562  | 243,650    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1524 | 41,666 | 33,333 |
| Basement, Outside Entrance, Below Grade | 2    | 7,777  | 6,222  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 154 | 11,601 | 9,281 |
| WCP (1 Story)  | 35  | 3,241  | 2,593 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 119 | 3,051 | 2,441 |
| Treated Wood | 125 | 3,164 | 2,531 |
| Treated Wood | 138 | 3,381 | 2,705 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 66 | 3,603 | 2,882 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 484 | 28,014 | 22,411 |
| Door Opener | 1   | 672    | 538    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,626 |
|----------------|---|-------|-------|

Parcel Number: 45-006-547-048-00

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 Totals: 431,921 345,538

Notes:

 ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 760,184
 

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2026 Est. T.C.V. 006-547-048-00 = 1,040,184

Est. TCV/Total Floor Area = 682.54, Most recent sale 01/12/2017 for 485,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 454,700       | 454,700        | 454,700 | 296,010      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 65,400         | 0       | 0            | 7,992          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 520,100       | 520,100        | 520,100 | 304,002      | 304,002        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-547-050-00   | 2026 Est. T.C.V.    | SCHLATTER MARK & STEPHANIE |
| Property Class: 401 |                     | 50 BROOK HILL COTTAGES     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L433 P967/96 UNIT 50 THE COTTAGES AT BROOK HILL, L430P503-559, 1ST AMEND  
 L436P620; 2ND L440P869; 3RD L566P227; 4TH L795P225, LEELANAU COUNTY, &  
 DESIGNATED AS REPLAT NO. 3, LEELANAU COUNTY CONDOMINIUM PLAN NO. 36, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH  
 IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS  
 AMENDED. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4567 BROOK 7-34&44-50 | 280K     |             | 1 Units | 280000 | 0.00000    | 100   |              | 280,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1444 SF Floor Area = 1444 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,444  |          |            |
|         |          |            | Total: | 335,788  | 319,000    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1400 | 81,522 | 77,446 |
| Basement, Outside Entrance, Below Grade | 1    | 4,609  | 4,379  |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 3,094 |
| 3 Fixture Bath     | 1 | 10,275 | 9,761 |
| 2 Fixture Bath     | 1 | 6,850  | 6,507 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 76  | 6,310 | 5,994 |
| WPP           | 203 | 7,008 | 6,658 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 44,202 | 41,992 |
| Door Opener | 1   | 752    | 714    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 2,090 |
| Public Sewer | 1 | 2,200 | 2,090 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,507 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 4,365 | 4,147 |
|----------------|---|-------|-------|

Totals: 516,188 490,379

#### Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 2.200 => TCV: 1,078,834

|                                                                               |   |           |
|-------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-547-050-00                                               | = | 1,358,834 |
| Est. TCV/Total Floor Area = 941.02, Most recent sale 08/02/2024 for 1,200,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                    |   |           |
| 588,300 588,300 588,300 588,300 2.70                                          |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                  |   |           |
| 0 91,100 0 0 15,884 0                                                         |   |           |

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Parcel Number: 45-006-547-050-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 679,400       | 679,400 | 679,400 | 604,184 | 604,184     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-548-001-00   | 2026 Est. T.C.V.    | BAXTER DAVID R & ELAINE A |
| Property Class: 401 |                     | 1 CHIMNEY RDG             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L387 P579 L496 P044/98 L555 P698/00 L790 P153/04 UNIT 1 CHIMNEY RIDGE  
CONDOMINIUM REC L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate         | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|-------|--------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |       | 1           | Units | 500000.00000 | 100   |              | 500,000 |
|                           |          | 0.00  | Total Acres |       | Total Est.   |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1180 SF Floor Area = 1723 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 543    |          |            |
| 1 Story | Siding   | Basement   | 637    |          |            |
|         |          |            | Total: | 312,981  | 266,033    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 543 | 14,846 | 12,619 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 210 | 6,332 | 5,382 |
| WPP           | 210 | 6,332 | 5,382 |
| WPP           | 68  | 3,366 | 2,861 |
| WCP (1 Story) | 65  | 5,095 | 4,331 |
| WPP           | 47  | 2,675 | 2,274 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
| Vented Hood      | 1 | 799   | 679   |

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,791 |
|------------------|---|--------|-------|

Totals: 392,939 333,999

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 734,798

2026 Est. T.C.V. 006-548-001-00 = 1,234,798

Est. TCV/Total Floor Area = 716.66, Most recent sale 07/24/2015 for 430,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 452,000       | 452,000 | 452,000 | 272,703      | 2.70 |

| 2026 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|---------|------------|------|-----------|----------------|--------|
|------|---------|------------|------|-----------|----------------|--------|

Parcel Number: 45-006-548-001-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 165,400 | 0       | 0       | 7,362       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 617,400       | 617,400 | 617,400 | 280,065 | 280,065     | 280,065 |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-548-002-00   | 2026 Est. T.C.V.    | FIORONI J JOSEPH & LYNETTE L |
| Property Class: 401 |                     | 2 CHIMNEY RDG                |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L387 P579 L496 P044 L535 P388/00 L588 P473/01 L625 P301/02 UNIT 2 CHIMNEY RIDGE  
CONDOMONIUM REC IN L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |       | 1 Units     | 500000.00000 | 100        | 100   |              | 500,000 |
|                           | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 1270 SF Floor Area = 2222 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,270  |          |            |
|            |          |            | Total: | 364,104  | 327,693    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 634 | 17,334 | 8,320 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,317 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 344 | 26,904 | 24,214 |
| WPP            | 344 | 8,053  | 7,248  |
| WPP            | 504 | 11,748 | 10,573 |
| WPP            | 238 | 6,678  | 6,010  |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 48 | 2,620 | 2,358 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 4,009 |
| Door Opener            | 2 | 1,343 | 1,209 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| Interior 1 Story  | 1 | 6,917  | 6,225 |
| 2nd on Same Stack | 1 | 5,406  | 4,865 |
| Exterior 2 Story  | 1 | 10,342 | 9,308 |
| Direct-Vented Gas | 1 | 4,399  | 3,959 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 496,251 439,344

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 966,557

Parcel Number: 45-006-548-002-00

Page: 2

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2026 Est. T.C.V. 006-548-002-00 = 1,466,557  
 Est. TCV/Total Floor Area = 660.02, Most recent sale 08/25/2022 for 1,050,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 545,200       | 545,200        | 545,200 | 423,710      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 188,100        | 0       | 0            | 11,440         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 733,300       | 733,300        | 733,300 | 435,150      | 435,150        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-548-003-00   | 2026 Est. T.C.V.    | CHASE GREGORY P & SHARI H TRUSTS |
| Property Class: 401 |                     | 3 CHIMNEY RDG                    |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L387 P579&580 L401 P148&149/95 L875 P123/05 UNIT 3 CHIMNEY RIDGE CONDOMINIUM REC  
L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |       | 1 Units     | 500000 | 0.00000    | 100   |              | 500,000 |
|                           | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 1036 SF Floor Area = 1813 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,036  |          |            |
|            |          |            | Total: | 303,905  | 258,318    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 588 | 16,076 | 13,665 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WPP           | 200 | 6,180  | 5,253 |
| WPP           | 452 | 10,550 | 8,967 |
| WCP (1 Story) | 55  | 4,515  | 3,838 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 382,646 325,249

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 715,548

2026 Est. T.C.V. 006-548-003-00 = 1,215,548

Est. TCV/Total Floor Area = 670.46, Most recent sale 08/21/2020 for 475,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 443,100                 | 443,100 | 443,100   | 281,451        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 164,700 | 0         | 7,599          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 607,800                 | 607,800 | 607,800   | 289,050        | 289,050     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-548-004-00   | 2026 Est. T.C.V.    | SIELINSKI JEFFREY & STACEY |
| Property Class: 401 |                     | 4 CHIMNEY RDG              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L387 P579 & 580 L403 P93 L482 P689/98 L678 P692/02 L882 P239/05 UNIT 4 CHIMNEY  
RIDGE CONDOMINIUM REC IN L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |             | 1     | Units | 500000.00  | 000   | 100          | 500,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 1465 SF Floor Area = 2580 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,465 |          |            |
| 1 Story    | Siding   | Overhang   | 16    |          |            |
|            |          | Total:     |       | 424,765  | 361,049    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 870 | 23,786 | 11,417 |
|-----------------|-----|--------|--------|

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 64 | 2,934 | 2,494 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 3 | 20,147 | 17,125 |
| 2 Fixture Bath     | 2 | 8,999  | 7,649  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 337 | 26,360 | 22,406 |
| WPP            | 337 | 7,889  | 6,706  |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 48 | 2,620 | 2,227 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)  
Basement Garage: 3 Car 1 6,026 5,122

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 2 Story    | 1 | 4,533 | 3,853 |
| Direct-Vented Gas | 1 | 4,399 | 3,739 |

|         |         |         |
|---------|---------|---------|
| Totals: | 542,398 | 452,237 |
|---------|---------|---------|

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 994,921

2026 Est. T.C.V. 006-548-004-00 = 1,494,921

Est. TCV/Total Floor Area = 579.43, Most recent sale 06/18/2021 for 740,000

|               |                    |         |              |                |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
| 557,100       | 557,100            | 557,100 | 408,407      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-548-004-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 190,400 | 0       | 0       | 11,026      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 747,500       | 747,500 | 747,500 | 419,433 | 419,433     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-548-005-00   | 2026 Est. T.C.V.    | LIBBE JOHN A         |
| Property Class: 401 |                     | 5 CHIMNEY RDG        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1124P983 L387 P579 L457 P460/97 DC L703 P297/03 L703 P298/03 UNIT 5 CHIMNEY  
RIDGE CONDOMINIUM REC L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth        | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------------|------------|--------------|--------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |             | 1 Units | 500000.00000 | 100        |              |        | 500,000 |
|                           | 0.00     | Total Acres |         |              | Total Est. | Land Value = |        | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = 1269 SF Floor Area = 2455 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,269 |          |            |
| 1 Story    | Siding   | Overhang   | 49    |          |            |
| 0.5 Story  | Siding   | Overhang   | 14    |          |            |
| 1 Story    | Siding   | Overhang   | 178   |          |            |
|            |          | Total:     |       | 397,756  | 338,092    |

Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 726 | 19,849 | 16,872 |
|-----------------|-----|--------|--------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|                      |     |        |        |
|----------------------|-----|--------|--------|
| WGEP (1 Story)       | 314 | 27,968 | 23,773 |
| WPP                  | 314 | 7,354  | 6,251  |
| Foundation: Basement | 314 | 9,119  | 7,751  |
| WCP (1 Story)        | 29  | 2,786  | 2,368  |
| WPP                  | 137 | 4,900  | 4,165  |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 49 | 2,675 | 2,274 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)  
Basement Garage: 2 Car 1 4,455 3,787

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 500,435 425,371

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 935,816

2026 Est. T.C.V. 006-548-005-00 = 1,435,816

Est. TCV/Total Floor Area = 584.85, Most recent sale 05/18/2012 for 545,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 533,300       | 533,300 | 533,300 | 348,640      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-548-005-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 184,600 | 0       | 0       | 9,413       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 717,900       | 717,900 | 717,900 | 358,053 | 358,053     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-548-006-00   | 2026 Est. T.C.V.    | HOULE CARLA M TRUST  |
| Property Class: 402 |                     | CHIMNEY RDG          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L387 P579 L477 P197 L520 P157/99 DC L703 P297/03 L703 P298/03 UNIT 6 CHIMNEY  
RIDGE CONDOMINIUM REC L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |       | 1           | Units | 500000.00000            | 100   |        | 500,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 500,000 |

2026 Est. T.C.V. 006-548-006-00 = 500,000

Est. TCV/Total Floor Area = 203.67, Most recent sale 01/28/2014 for 79,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 150,000                 | 150,000 | 150,000 | 47,622       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 100,000 | 0       | 0            | 202,378        | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 250,000                 | 250,000 | 250,000 | 48,907       | 250,000        | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-548-007-00   | 2026 Est. T.C.V.    | HORNER BARBARA G TRUST |
| Property Class: 401 |                     | 7 CHIMNEY RDG          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L387 P579 L432 P963/96 L594 P349/01 UNIT 7 CHIMNEY RIDGE CONDOMINIUM REC L392  
P625-666 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |       | 1 Units     | 500000 | 0.00000    | 100   |              | 500,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 990 SF Floor Area = 1732 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 990    |          |            |
|            |          |            | Total: | 299,346  | 254,445    |

## Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 990 | 27,067 | 12,992 |
|-----------------|-----|--------|--------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 231 | 19,642 | 16,696 |
| WPP            | 587 | 13,654 | 11,606 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 386,025 | 318,109 |
|---------|---------|---------|

## Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 699,840

2026 Est. T.C.V. 006-548-007-00 = 1,199,840

Est. TCV/Total Floor Area = 692.75, Most recent sale 10/15/1996 for 75,905

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 435,900       | 435,900        | 435,900 | 159,015      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 164,000        | 0       | 0            | 4,293          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 599,900       | 599,900        | 599,900 | 163,308      | 163,308        | 163,308 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-548-008-00   | 2026 Est. T.C.V.    | GLEN RIDGE HIDEAWAY LLC |
| Property Class: 401 |                     | 8 CHIMNEY RDG           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L387 P579 & 580 L430 P909-911/96 L779 P708/03 UNIT 8 CHIMNEY RIDGE CONDOMINIUM  
 REC L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITES 1-9 |          |       | 1 Units     | 500000.00000 | 100        |       |              | 500,000 |
|                           | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 917 SF Floor Area = 1671 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 917    |          |            |
| 1 Story    | Siding   | Overhang   | 22     |          |            |
| 1 Story    | Siding   | Overhang   | 44     |          |            |
|            |          |            | Total: | 279,877  | 209,906    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 630 | 17,224 | 12,918 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 2,916  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |
| 2 Fixture Bath     | 1 | 4,500  | 3,375  |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CSEP (1 Story) | 230 | 12,981 | 9,736 |
| WPP            | 230 | 6,592  | 4,944 |
| WPP            | 125 | 4,586  | 3,439 |
| WCP (1 Story)  | 20  | 1,766  | 1,324 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,341 |
| Door Opener            | 1 | 672   | 504   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Totals: 364,446 273,331

#### Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 601,328

2026 Est. T.C.V. 006-548-008-00 = 1,101,328

Est. TCV/Total Floor Area = 659.08, Most recent sale 12/09/2025 for 1,100,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |        |
|---------------|------------|---------|--------------|----------------|--------|
| 429,700       | 429,700    | 429,700 | 298,377      | 2.70           |        |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses |
| 0             | 121,000    | 0       | 0            | 252,323        | 0      |

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Parcel Number: 45-006-548-008-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 550,700       | 550,700 | 550,700 | 306,433 | 550,700     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-548-009-00   | 2026 Est. T.C.V.    | BOOTH RICHARD A & CHRISTINE W |
| Property Class: 401 |                     | 9 CHIMNEY RDG                 |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L387 P579&580 L431 P543/96 UNIT 9 CHIMNEY RIDGE CONDOMINIUM REC L392 P625-666  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description         | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|---------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| CHIMNEY RI END UNIT |          |             | 1     | Units | 500000.00  | 000   | 100          | 500,000 |
|                     | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 1165 SF Floor Area = 2330 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,165  |          |            |
|         |          |            | Total: | 411,369  | 329,095    |

Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 766 | 20,942 | 10,052 |
|-----------------|-----|--------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,110 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 168 | 12,439 | 9,951 |
|----------------|-----|--------|-------|

Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 36  | 1,255 | 1,004 |
| Pine w/Roof (Roof portion) | 36  | 988   | 790   |
| Treated Wood               | 356 | 6,294 | 5,035 |
| Treated Wood               | 144 | 3,475 | 2,780 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,564 |
| Door Opener            | 1 | 672   | 538   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,325 |
| Prefab 2 Story    | 1 | 4,533 | 3,626 |

|         |         |         |
|---------|---------|---------|
| Totals: | 510,303 | 401,540 |
|---------|---------|---------|

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 883,388

2026 Est. T.C.V. 006-548-009-00 = 1,383,388

Est. TCV/Total Floor Area = 593.73

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 515,000       | 515,000 | 515,000 | 226,857      | 2.70 |

Parcel Number: 45-006-548-009-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 176,700        | 0       | 0         | 6,125          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 691,700  | 691,700        | 691,700 | 232,982   | 232,982        | 232,982 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-548-010-00   | 2026 Est. T.C.V.    | CARLETON HAROLD JAMES & CHERI |
| Property Class: 401 |                     | 10 CHIMNEY RDG                |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L398 P130 & 131 L530 P349/99 UNIT 10 CHIMNEY RIDGE CONDOMINIUM REC L392 P625-666  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1 Units     | 500000 | 0.00000    | 100   |              | 500,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 971 SF Floor Area = 1699 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 971    |          |            |
|            |          |            | Total: | 286,891  | 243,857    |

Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 497 | 13,588 | 11,550 |
|-----------------|-----|--------|--------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 125 | 4,586 | 3,898 |
| WCP (1 Story) | 20  | 1,766 | 1,501 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 233 | 4,786 | 4,068 |
|--------------|-----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
|------------------------|---|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 337,261 | 286,673 |
|---------|---------|---------|

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 630,681

2026 Est. T.C.V. 006-548-010-00 = 1,130,681

Est. TCV/Total Floor Area = 665.50, Most recent sale 11/30/1999 for 470,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 408,200       | 408,200    | 408,200 | 176,268      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 157,100    | 0       | 0            | 4,759          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 565,300       | 565,300    | 565,300 | 181,027      | 181,027        | 181,027 |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-548-011-00   | 2026 Est. T.C.V.    | CARLETON HAROLD JAMES & CHERI W |
| Property Class: 402 |                     | CHIMNEY RDG                     |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L387 P579 & 580 L396 P798 & 799/94 UNIT 11 CHIMNEY RIDGE CONDOMINIUM REC L392  
P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1 Units     | 500000 | 0.00000 | 100   | LAST ONE                | 500,000 |
|                            |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 500,000 |

2026 Est. T.C.V. 006-548-011-00 = 500,000

Est. TCV/Total Floor Area = 294.29, Most recent sale 09/02/2020 for 150,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 150,000                 | 150,000 | 150,000 | 70,450       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 100,000 | 0       | 0            | 1,902          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 250,000                 | 250,000 | 250,000 | 72,352       | 72,352         | 72,352  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-548-012-00   | 2026 Est. T.C.V.    | DZIEKAN RANDALL & DARIN-DZIEKAN L |
| Property Class: 401 |                     | 12 CHIMNEY RDG                    |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L398 P298/94 L677 P648/02 L708 P375/03 UNIT 12 CHIMNEY RIDGE CONDOMINIUM REC  
L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth     | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|---------|-----------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |             | 1 Units | 500000.00 | 000        | 100   |              | 500,000 |
|                            | 0.00     | Total Acres |         |           | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 1026 SF Floor Area = 1884 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,026 |          |            |
| 2 Story    | Siding   | Overhang   | 44    |          |            |
|            |          | Total:     |       | 306,005  | 260,104    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 513 | 14,025 | 11,921 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 160 | 5,438 | 4,622 |
| WPP           | 132 | 4,772 | 4,056 |
| WCP (1 Story) | 23  | 2,031 | 1,726 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 363,087 | 308,624 |
|---------|---------|---------|

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 678,973

2026 Est. T.C.V. 006-548-012-00 = 1,178,973

Est. TCV/Total Floor Area = 625.78, Most recent sale 04/20/2020 for 490,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 428,100                 | 428,100 | 428,100   | 287,322        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 161,400 | 0         | 7,757          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 589,500                 | 589,500 | 589,500   | 295,079        | 295,079     | 295,079 |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-548-013-00   | 2026 Est. T.C.V.    | ALLEMANG MICHAEL C TRUST & |
| Property Class: 401 |                     | 13 CHIMNEY RDG             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L1110P54 Unit 13, Chimney Ridge Condominium, according to the Master Deed recorded in Liber 392, Pages 625 thru 666, inclusive, and designated as Leelanau County Condominium Plan No. 51, Leelanau County Records, together with rights in general common element and limited common elements as set forth in the above Master Deed and as described in Act 59 of Public Acts of 1978 as amended. Situated in the Township of Glen Arbor, County of Leelanau, State of Michigan.

L387 P579 & 580 L395 P624 & 625/94 L824 P227/04 UNIT 13 CHIMNEY RIDGE CONDOMINIUM REC L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| CHIMNEY RI UNIT SITE | 10-21    |       | 1 Units     | 500000 | 0.00000 | 100   |                         | 500,000 |
|                      |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1041 SF Floor Area = 1865 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,041  |          |            |
| 1 Story    | Siding   | Overhang   | 40     |          |            |
| 0.5 Story  | Siding   | Overhang   | 7      |          |            |
|            |          |            | Total: | 309,780  | 263,313    |

#### Other Additions/Adjustments

|                      |     |        |        |
|----------------------|-----|--------|--------|
| Basement Living Area | 575 | 30,814 | 26,192 |
|----------------------|-----|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 45  | 3,907  | 3,321  |
| WPP            | 539 | 12,553 | 10,670 |
| CGEP (1 Story) | 109 | 11,535 | 9,805  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
| Dishwasher       | 1 | 1,175 | 999   |
| Vented Hood      | 1 | 799   | 679   |

|         |         |         |
|---------|---------|---------|
| Totals: | 396,846 | 337,321 |
|---------|---------|---------|

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 742,106

2026 Est. T.C.V. 006-548-013-00 = 1,242,106

Est. TCV/Total Floor Area = 666.01, Most recent sale 01/13/2012 for 465,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-548-013-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 454,200  | 454,200        | 454,200 | 307,753   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 166,900        | 0       | 0         | 8,309          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 621,100  | 621,100        | 621,100 | 316,062   | 316,062        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-548-014-00   | 2026 Est. T.C.V.    | HALEY ELLEN MARY TRUST |
| Property Class: 401 |                     | 14 CHIMNEY RDG         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L387 P579 L414 P532 L547 P302/00 L642 P248/02 L847 P665/05 UNIT 14 CHIMNEY RIDGE  
CONDOMINIUM REC L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1 Units     | 500000 | 0.00000    | 100   |              | 500,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Heat Pump

Ground Area = 993 SF Floor Area = 1782 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 993    |          |            |
| 1 Story    | Siding   | Overhang   | 44     |          |            |
|            |          |            | Total: | 299,457  | 254,537    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 550 | 15,037 | 12,781 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |
| Separate Shower    | 1 | 2,720  | 2,312  |

#### Porches

|                      |     |        |       |
|----------------------|-----|--------|-------|
| WPP                  | 446 | 10,414 | 8,852 |
| WCP (1 Story)        | 33  | 3,094  | 2,630 |
| CGEP (1 Story)       | 105 | 11,220 | 9,537 |
| Foundation: Basement | 105 | 3,188  | 2,710 |
| WPP                  | 120 | 4,450  | 3,782 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 391,000 332,349

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 731,168

2026 Est. T.C.V. 006-548-014-00 = 1,231,168

Est. TCV/Total Floor Area = 690.89, Most recent sale 09/08/2020 for 640,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 450,000       | 450,000 | 450,000 | 303,056      | 2.70 |

| 2026 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|---------|------------|------|-----------|----------------|--------|
|------|---------|------------|------|-----------|----------------|--------|

Parcel Number: 45-006-548-014-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 165,600 | 0       | 0       | 8,182       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 615,600       | 615,600 | 615,600 | 311,238 | 311,238     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-548-015-00   | 2026 Est. T.C.V.    | JONES BRIAN W & JENNIFER K |
| Property Class: 401 |                     | 15 CHIMNEY RDG             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L387 P579 & 580 L396 P480 & 481/94 UNIT 15 CHIMNEY RIDGE CONDOMINIUM REC L392  
P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1           | Units | 500000.00  | 000   | 100          | 500,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 958 SF Floor Area = 1698 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 958  |          |            |
| 1 Story    | Siding   | Overhang   | 22   |          |            |
|            |          | Total:     |      | 305,092  | 259,338    |

Other Additions/Adjustments

|                      |     |        |        |
|----------------------|-----|--------|--------|
| Basement Living Area | 512 | 29,814 | 25,342 |
|----------------------|-----|--------|--------|

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 64 | 3,253 | 2,765 |
|--------------|----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,910 | 2,473 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 154 | 16,712 | 14,205 |
| WPP            | 64  | 3,638  | 3,092  |
| WPP            | 803 | 18,710 | 15,903 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,764 | 4,049 |
| Door Opener            | 1 | 752   | 639   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 6,850  | 5,822  |
| Jacuzzi Tub      | 1 | 14,405 | 12,244 |

Fireplaces

|                |   |        |       |
|----------------|---|--------|-------|
| Prefab 2 Story | 2 | 10,867 | 9,237 |
|----------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 452,824 | 384,906 |
|---------|---------|---------|

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 846,793

2026 Est. T.C.V. 006-548-015-00 = 1,346,793

Est. TCV/Total Floor Area = 793.16, Most recent sale 09/12/2024 for 1,317,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 500,700       | 500,700 | 500,700 | 500,700      | 2.70 |

Parcel Number: 45-006-548-015-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 172,700        | 0       | 0         | 13,518         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 673,400  | 673,400        | 673,400 | 514,218   | 514,218        | 514,218 |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-548-016-00   | 2026 Est. T.C.V.    | SOLHEIM MARK K & KNOX ALLYSON A |
| Property Class: 401 |                     | 16 CHIMNEY RDG                  |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L387 P579 L396 P485 L473 P947 L514 P785 UNIT 16 CHIMNEY RIDGE CONDOMINIUM REC  
L392 P625-666 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1 Units     | 500000 | 0.00000    | 100   |              | 500,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool  
Ground Area = 1168 SF Floor Area = 1752 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,168  |          |            |
|           |          |            | Total: | 297,745  | 253,081    |

## Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 680 | 36,441 | 30,975 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 3 | 20,147 | 17,125 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 32  | 3,019  | 2,566 |
| WPP           | 478 | 11,152 | 9,479 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,791 |
|------------------|---|--------|-------|

Totals: 400,988 340,839

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 749,846

2026 Est. T.C.V. 006-548-016-00 = 1,249,846

Est. TCV/Total Floor Area = 713.38, Most recent sale 09/09/2019 for 700,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 460,300                 | 460,300 | 460,300   | 312,450        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 164,600 | 0         | 8,436          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 624,900                 | 624,900 | 624,900   | 320,886        | 320,886     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-548-017-00   | 2026 Est. T.C.V.    | WOLLER JACK E JR & CYNTHIA A |
| Property Class: 401 |                     | 17 CHIMNEY RDG               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L387 P579 L396 P44 L467 P836/98 L591 P216/01 L705 P815/03 UNIT 17 CHIMNEY RIDGE  
 CONDOMINIUM REC L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE | 10-21    |       | 1           | Units | 500000.00  | 000   | 100          | 500,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 1421 SF Floor Area = 2186 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,421 |          |            |
| 1 Story   | Siding   | Overhang   | 54    |          |            |
|           |          | Total:     |       | 382,623  | 325,229    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1421 | 38,850 | 19,425 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,305  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 108 | 4,105  | 3,489  |
| CGEP (1 Story) | 267 | 21,763 | 18,499 |
| WPP            | 267 | 6,915  | 5,878  |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 3 Car | 1 | 6,026 | 5,122 |
| Door Opener            | 1 | 672   | 571   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,791 |
|------------------|---|--------|-------|

Unit-in-Place Cost Items

|              |   |        |        |           |
|--------------|---|--------|--------|-----------|
| RES ELEVATOR | 1 | 15,450 | 14,677 | *95% Good |
|--------------|---|--------|--------|-----------|

Totals: 514,006 424,853

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 934,677

2026 Est. T.C.V. 006-548-017-00 = 1,434,677

Est. TCV/Total Floor Area = 656.30, Most recent sale 02/27/1998 for 150,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 541,000                 | 541,000 | 541,000   | 277,441        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 176,300 | 0         | 7,490          | 0      |



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Parcel Number: 45-006-548-017-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 717,300       | 717,300 | 717,300 | 284,931 | 284,931     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-548-018-00   | 2026 Est. T.C.V.    | JAFFAR SALAM & HUSSAIN MAHA TRUSTS |
| Property Class: 401 |                     | 18 CHIMNEY RDG                     |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L387 P579 & 580 L396 P483 & 484 L451 P861/97 UNIT 18 CHIMNEY RIDGE CONDOMINIUM  
 REC L392 P625-666 SEC 14 T29N R14W.

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1           | Units | 500000.00  | 000   | 100          | 500,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 769 SF Floor Area = 1832 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 769  |          |            |
| 0.5 Story  | Siding   | Overhang   | 324  |          |            |
| 1 Story    | Siding   | Overhang   | 324  |          |            |
|            |          | Total:     |      | 281,831  | 239,558    |

Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 369 | 19,775 | 16,809 |
| Basement, Outside Entrance, Below Grade | 2   | 7,777  | 6,610  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 36  | 3,313 | 2,816 |
| WPP           | 148 | 5,168 | 4,393 |
| WPP           | 196 | 6,117 | 5,199 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 68 | 3,712 | 3,155 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 43,733 | 37,173 |
| Common Wall: 2 Wall | 1   | -6,121 | -5,203 |
| Door Opener         | 1   | 672    | 571    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 387,166 329,093

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 724,005

2026 Est. T.C.V. 006-548-018-00 = 1,224,005

Est. TCV/Total Floor Area = 668.13, Most recent sale 08/28/1997 for 163,500

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 450,500       | 450,500 | 450,500 | 271,516      | 2.70 |

Parcel Number: 45-006-548-018-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 161,500        | 0       | 0         | 7,330          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 612,000  | 612,000        | 612,000 | 278,846   | 278,846        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-548-019-00   | 2026 Est. T.C.V.    | NOWACKI JOSEPH & MARTHIA TRUST |
| Property Class: 401 |                     | 19 CHIMNEY RDG                 |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L387 P579 & 580 L452 P771 L520 P961/99 UNIT 19 CHIMNEY RIDGE CONDOMINIUM REC  
L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |             | 1     | Units | 500000.00  | 000   | 100          | 500,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool  
Ground Area = 1139 SF Floor Area = 2073 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,139 |          |            |
| 1 Story    | Siding   | Overhang   | 80    |          |            |
|            |          | Total:     |       | 339,138  | 288,268    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 547 | 29,314 | 24,917 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 32  | 3,019  | 2,566  |
| WPP            | 125 | 4,586  | 3,898  |
| CGEP (1 Story) | 309 | 24,185 | 20,557 |
| WPP            | 309 | 7,240  | 6,154  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 436,373 370,919

#### Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 816,022

2026 Est. T.C.V. 006-548-019-00 = 1,316,022

Est. TCV/Total Floor Area = 634.84, Most recent sale 08/13/1999 for 180,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 483,900                 | 483,900 | 483,900   | 239,375        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 174,100 | 0         | 6,463          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 658,000                 | 658,000 | 658,000   | 245,838        | 245,838     | 245,838 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-548-020-00   | 2026 Est. T.C.V.    | CROSS MICHAEL J      |
| Property Class: 401 |                     | 20 CHIMNEY RDG       |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L387 P579 & 580 L430 P908 L449 P858/97 UNIT 20 CHIMNEY RIDGE CONDOMINIUM REC  
L392 P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth         | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|---------------|--------------|-------|--------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |             | 1 Units | 500000.000000 | 100          |       |        | 500,000 |
|                            | 0.00     | Total Acres |         | Total Est.    | Land Value = |       |        | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 1060 SF Floor Area = 2248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Basement   | 1,060 |          |            |
| 2 Story | Siding   | Overhang   | 56    |          |            |
| 1 Story | Siding   | Overhang   | 16    |          |            |
|         |          | Total:     |       | 364,242  | 309,606    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 509 | 27,277 | 23,185 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,189  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 104 | 11,140 | 9,469 |
| WPP            | 104 | 3,985  | 3,387 |
| WPP            | 125 | 4,586  | 3,898 |
| WCP (1 Story)  | 16  | 1,413  | 1,201 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
| Dishwasher       | 1 | 1,175 | 999   |
| Vented Hood      | 1 | 799   | 679   |

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 443,508 376,983

#### Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 829,363

2026 Est. T.C.V. 006-548-020-00 = 1,329,363

Est. TCV/Total Floor Area = 591.35, Most recent sale 10/01/2013 for 560,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 491,300                 | 491,300 | 491,300   | 336,639        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |

Parcel Number: 45-006-548-020-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 173,400 | 0       | 0       | 9,089       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 664,700       | 664,700 | 664,700 | 345,728 | 345,728     | 345,728 |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-548-021-00   | 2026 Est. T.C.V.    | TUSCARORA PARTNERSHIP |
| Property Class: 401 |                     | 21 CHIMNEY RDG        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L387 P579 & 580 L424 P842 & 843/96 UNIT 21 CHIMNEY RIDGE CONDOMINIUM REC L392  
P625-666 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| CHIMNEY RI UNIT SITE 10-21 |          |       | 1           | Units | 500000     | 0.00000      | 100    | 500,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 500,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool  
Ground Area = 979 SF Floor Area = 1765 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 979  |          |            |
| 1 Story    | Siding   | Overhang   | 46   |          |            |
| 1 Story    | Siding   | Overhang   | 6    |          |            |
|            |          | Total:     |      | 294,508  | 250,330    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 470 | 25,187 | 21,409 |
| Basement, Outside Entrance, Above Grade | 2   | 5,150  | 4,377  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 164 | 5,524 | 4,695 |
| WPP           | 100 | 3,863 | 3,284 |
| WCP (1 Story) | 24  | 2,119 | 1,801 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,787 |
| Door Opener            | 1 | 672   | 571   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 369,383 313,974

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 2.200 => TCV: 690,743

2026 Est. T.C.V. 006-548-021-00 = 1,190,743

Est. TCV/Total Floor Area = 674.64, Most recent sale 05/31/1996 for 155,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 433,600                 | 433,600 | 433,600   | 259,065        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 161,800 | 0         | 6,994          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 595,400                 | 595,400 | 595,400   | 266,059        | 266,059     | 0       |





|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-549-001-00   | 2026 Est. T.C.V.    | BAHNSEN BRIAN C & DOBORAH NAY- |
| Property Class: 407 |                     | 1 CAMP FIREFLY                 |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L881 P752/05 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-A CAMP FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 400000.00000 | 100  |       |                         | 40,000 |
|                        |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-001-00                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 12/01/2022 for 95,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,142       | 2.70   |

Parcel Number: 45-006-549-001-00

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,218          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,360    | 46,360         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-549-001-05   | 2026 Est. T.C.V.    | GREEN ERIC & STEPHANIE |
| Property Class: 407 |                     | 1 CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-B CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-001-05                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 01/09/2013 for 94,000 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333       |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-001-05

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-549-001-10   | 2026 Est. T.C.V.    | REINHARD ANNA MAE TRUST |
| Property Class: 407 |                     | 1 CAMP FIREFLY          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-C CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-001-10                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 05/11/2015 for 69,900 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333       |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-001-10

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-549-001-15   | 2026 Est. T.C.V.    | DIGIOVANNI MICHAEL C & MARY C |
| Property Class: 407 |                     | 1 CAMP FIREFLY                |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-D CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |                |        |              |
|----------------------------------------------------------------------------|----------------|--------|--------------|
| 2026 Est. T.C.V.                                                           | 006-549-001-15 | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 08/06/2018 for 67,500 |                |        |              |
| 2025 Assessed                                                              | MBOR           | S.E.V. | Base for Cap |
| 45,300                                                                     | 45,300         | 45,300 | 39,333       |
|                                                                            |                |        | 2.70         |



Parcel Number: 45-006-549-001-15

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-549-001-20   | 2026 Est. T.C.V.    | HUTCHISON ROBERT S & |
| Property Class: 407 |                     | 1 CAMP FIREFLY       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L948 P388/07 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-E CAMP  
FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W  
2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 400000.00000 | 100  |       |                         | 40,000 |
|                        |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 908 SF Floor Area = 908 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-001-20                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 07/24/2007 for 97,900 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 39,333       | 2.70   |

Parcel Number: 45-006-549-001-20

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-549-001-25   | 2026 Est. T.C.V.    | NESBITT TRACEY & REBECCA |
| Property Class: 407 |                     | 1 CAMP FIREFLY           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-F CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-001-25                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 12/01/2023 for 96,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,300       | 2.70   |

Parcel Number: 45-006-549-001-25

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,223          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,523    | 46,523         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-549-001-30   | 2026 Est. T.C.V.    | JACKSON WILLIE A & GAIL A |
| Property Class: 407 |                     | 1 CAMP FIREFLY            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-G CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-001-30                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 05/04/2018 for 67,500 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | 39,333       |
|                                                                            |        | IRM          |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-001-30

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-549-001-35   | 2026 Est. T.C.V.    | PRINCE JOHN WHITNEY & CHRISTINE M |
| Property Class: 407 |                     | 1 CAMP FIREFLY                    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L882 P650/05 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-H CAMP  
FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W  
2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 908 SF Floor Area = 908 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-001-35                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 10/29/2021 for 75,250 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 40,011       | 2.70   |



Parcel Number: 45-006-549-001-35

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,080          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 41,091    | 41,091         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-549-001-40   | 2026 Est. T.C.V.    | BACKMAN ERIC A & CARRIE L |
| Property Class: 407 |                     | 1 CAMP FIREFLY            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-I CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth         | Rate | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|---------------|------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 400000.000000 | 100  |       |                         | 40,000 |
|                        |          | 0.00  | Total Acres |               |      |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-001-40                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 04/05/2024 for 95,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,300       | 2.70   |

Parcel Number: 45-006-549-001-40

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,223          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,523    | 46,523         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-549-001-45   | 2026 Est. T.C.V.    | YEVTICH MARK S & DIANNE M |
| Property Class: 407 |                     | 1 CAMP FIREFLY            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-J CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |                |        |              |
|----------------------------------------------------------------------------|----------------|--------|--------------|
| 2026 Est. T.C.V.                                                           | 006-549-001-45 | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 07/25/2019 for 66,500 |                |        |              |
| 2025 Assessed                                                              | MBOR           | S.E.V. | Base for Cap |
| 45,300                                                                     | 45,300         | 45,300 | 39,333       |
|                                                                            |                |        | 2.70         |

Parcel Number: 45-006-549-001-45

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-549-001-50   | 2026 Est. T.C.V.    | KRANER GREGORY & SANDRA TRUSTS |
| Property Class: 407 |                     | 1 CAMP FIREFLY                 |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L883 P523/05 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-K CAMP FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 400000.00000 | 100  |       |                         | 40,000 |
|                        |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-001-50                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 11/21/2005 for 91,100 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | 39,333       |
|                                                                            |        | IRM          |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-001-50

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-549-001-55   | 2026 Est. T.C.V.    | HOGEBOOM BILL & MARGARET |
| Property Class: 407 |                     | 1 CAMP FIREFLY           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L881 P751/05 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 1-L CAMP  
FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W  
2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 400000.00000 | 100  |       |                         | 40,000 |
|                        |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 908 SF Floor Area = 908 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-001-55                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 08/29/2022 for 84,900 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,142       | 2.70   |



Parcel Number: 45-006-549-001-55

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,218          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,360    | 46,360         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-549-002-00   | 2026 Est. T.C.V.    | MERZ JOHN W & JANICE K TRUST |
| Property Class: 407 |                     | 2 CAMP FIREFLY A             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-A CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-002-00                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 06/29/2023 for 95,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,300       | 2.70   |

Parcel Number: 45-006-549-002-00

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,223          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,523    | 46,523         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-549-002-05   | 2026 Est. T.C.V.    | SHARP DAVID & SHEENA |
| Property Class: 407 |                     | 2 CAMP FIREFLY B     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-B CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-05                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 09/09/2013 for 67,900 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333       |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-002-05

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-549-002-10   | 2026 Est. T.C.V.    | DWYER DEAN & LISA    |
| Property Class: 407 |                     | 2 CAMP FIREFLY C     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-C CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-002-10                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 10/12/2022 for 93,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,142       | 2.70   |

Parcel Number: 45-006-549-002-10

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,218          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,360    | 46,360         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-549-002-15   | 2026 Est. T.C.V.    | PLAZIBAT STEPHEN E & JOY P |
| Property Class: 407 |                     | 2 CAMP FIREFLY D           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-D CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-15                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 02/04/2014 for 65,900 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | 39,333       |
|                                                                            |        | IRM          |
|                                                                            |        | 2.70         |



Parcel Number: 45-006-549-002-15

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-549-002-20   | 2026 Est. T.C.V.    | JESS DANIEL J & NANCY G & |
| Property Class: 407 |                     | 2 CAMP FIREFLY E          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-E CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-20                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 08/21/2014 for 62,000 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333 2.70  |

Parcel Number: 45-006-549-002-20

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-549-002-25   | 2026 Est. T.C.V.    | DZUL CHRISTINA LIVING TRUST |
| Property Class: 407 |                     | 2 CAMP FIREFLY F            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-F CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-25                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 10/04/2013 for 65,900 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | 39,333       |
|                                                                            |        | IRM          |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-002-25

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-549-002-30   | 2026 Est. T.C.V.    | LUDWIG DONALD G & KATHLEEN A TRUST |
| Property Class: 407 |                     | 2 CAMP FIREFLY G                   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-G CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-30                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 03/25/2011 for 97,900 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333 2.70  |

Parcel Number: 45-006-549-002-30

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-549-002-35   | 2026 Est. T.C.V.    | TEMPLIN DANIEL K     |
| Property Class: 407 |                     | 2 CAMP FIREFLY H     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L939 P14/07 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-H CAMP FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-002-35                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 03/22/2024 for 89,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,300       | 2.70   |



Parcel Number: 45-006-549-002-35

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,223          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,523    | 46,523         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-549-002-40   | 2026 Est. T.C.V.    | OSOWA BENJAMIN & BERNADETTE TRUST |
| Property Class: 407 |                     | 2 CAMP FIREFLY I                  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L912 P53/06 2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-I CAMP  
FIREFLY CABINS CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W  
2022002886 1ST AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 908 SF Floor Area = 908 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-40                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 08/18/2006 for 97,900 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333       |
|                                                                            |        | 2.70         |

Parcel Number: 45-006-549-002-40

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-549-002-45   | 2026 Est. T.C.V.    | HEINZ PHILLIP G & MILDRED T TRUST |
| Property Class: 407 |                     | 2 CAMP FIREFLY J                  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-J CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value  |
|------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|--------|
| H549 CAMP APPURTENANCE |          |       | 1           | Units | 400000.00000            | 100   |        | 40,000 |
|                        |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|--------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908    |          |            |
|                                                           |                                         |            | Total: | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |        |          |            |
|                                                           | Basement Living Area                    |            | 892    | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650    | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1      | 2,575    | 196        |
| Plumbing                                                  |                                         |            |        |          |            |
|                                                           | Average Fixture(s)                      |            | 1      | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1      | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1      | 4,500    | 342        |
| Porches                                                   |                                         |            |        |          |            |
|                                                           | WCP (1 Story)                           |            | 92     | 6,290    | 478        |
| Deck                                                      |                                         |            |        |          |            |
|                                                           | Treated Wood                            |            | 248    | 4,965    | 377        |
| Garages                                                   |                                         |            |        |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |        |          |            |
|                                                           | Base Cost                               |            | 340    | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1      | 672      | 51         |
| Water/Sewer                                               |                                         |            |        |          |            |
|                                                           | Public Water                            |            | 1      | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1      | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |        |          |            |
|                                                           | Appliance Allow.                        |            | 1      | 3,976    | 302        |
| Fireplaces                                                |                                         |            |        |          |            |
|                                                           | Interior 2 Story                        |            | 1      | 8,495    | 646        |
|                                                           | Totals:                                 |            |        | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-002-45                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 04/28/2021 for 72,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 40,011       | 2.70   |

Parcel Number: 45-006-549-002-45

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,080          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 41,091    | 41,091         | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-549-002-50   | 2026 Est. T.C.V.    | KRANER GREGORY S & SANDRA M TRUSTS |
| Property Class: 407 |                     | 2 CAMP FIREFLY K                   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-K CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 40000 | 0.00000 | 100   |                         | 40,000 |
|                        |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |              |        |
|----------------------------------------------------------------------------|--------------|--------|
| 2026 Est. T.C.V. 006-549-002-50                                            | =            | 95,266 |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 11/21/2024 for 96,000 |              |        |
| 2025 Assessed                                                              | MBOR         | S.E.V. |
| 45,300                                                                     | 45,300       | 45,300 |
|                                                                            | Base for Cap | IRM    |
|                                                                            | 45,300       | 2.70   |

Parcel Number: 45-006-549-002-50

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,223          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 46,523    | 46,523         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-549-002-55   | 2026 Est. T.C.V.    | RHODES LARRY F & JEAN M |
| Property Class: 407 |                     | 2 CAMP FIREFLY          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2005 SPLIT FROM 006-803-001-00 THRU 006-803-024-00 UNIT 2-L CAMP FIREFLY CABINS  
 CONDOMINIUM MASTER DEED REC IN L869 P854-904 SEC 14 T29N R14W 2022002886 1ST  
 AMEN

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value  |
|------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|--------|
| H549 CAMP APPURTENANCE |          |       | 1 Units     | 400000.00000 | 100  |       |                         | 40,000 |
|                        |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 40,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 908 SF Floor Area = 908 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

#### Building Areas

| Stories                                                   | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1 Story                                                   | Stone                                   | Basement   | 908     |          |            |
|                                                           |                                         |            | Total:  | 215,982  | 16,415     |
| Other Additions/Adjustments                               |                                         |            |         |          |            |
|                                                           | Basement Living Area                    |            | 892     | 47,802   | 3,633      |
| Exterior                                                  | Stone Veneer                            |            | 650     | 29,796   | 2,264      |
|                                                           | Basement, Outside Entrance, Above Grade |            | 1       | 2,575    | 196        |
| Plumbing                                                  |                                         |            |         |          |            |
|                                                           | Average Fixture(s)                      |            | 1       | 2,136    | 162        |
|                                                           | 3 Fixture Bath                          |            | 1       | 6,716    | 510        |
|                                                           | 2 Fixture Bath                          |            | 1       | 4,500    | 342        |
| Porches                                                   |                                         |            |         |          |            |
|                                                           | WCP (1 Story)                           |            | 92      | 6,290    | 478        |
| Deck                                                      |                                         |            |         |          |            |
|                                                           | Treated Wood                            |            | 248     | 4,965    | 377        |
| Garages                                                   |                                         |            |         |          |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |                                         |            |         |          |            |
|                                                           | Base Cost                               |            | 340     | 25,888   | 1,967      |
|                                                           | Door Opener                             |            | 1       | 672      | 51         |
| Water/Sewer                                               |                                         |            |         |          |            |
|                                                           | Public Water                            |            | 1       | 1,914    | 145        |
|                                                           | Public Sewer                            |            | 1       | 1,914    | 145        |
| Built-Ins                                                 |                                         |            |         |          |            |
|                                                           | Appliance Allow.                        |            | 1       | 3,976    | 302        |
| Fireplaces                                                |                                         |            |         |          |            |
|                                                           | Interior 2 Story                        |            | 1       | 8,495    | 646        |
|                                                           |                                         |            | Totals: | 363,621  | 27,633     |

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.000 => TCV: 55,266

|                                                                            |        |              |
|----------------------------------------------------------------------------|--------|--------------|
| 2026 Est. T.C.V. 006-549-002-55                                            | =      | 95,266       |
| Est. TCV/Total Floor Area = 104.92, Most recent sale 05/01/2012 for 87,000 |        |              |
| 2025 Assessed                                                              | MBOR   | S.E.V.       |
| 45,300                                                                     | 45,300 | 45,300       |
|                                                                            |        | Base for Cap |
|                                                                            |        | IRM          |
|                                                                            |        | 39,333       |
|                                                                            |        | 2.70         |



Parcel Number: 45-006-549-002-55

Page: 2

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 2,300          | 0      | 0         | 1,061          | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 47,600   | 47,600         | 47,600 | 40,394    | 40,394         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-550-001-00   | 2026 Est. T.C.V.    | GIZA GEORGE A & PATRICIA M |
| Property Class: 407 |                     | 1 CRYSTAL BCH              |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L276 P266/87 L298 P308/89 APARTMENT A-1 CRYSTAL BEACH CONDOMINIUM REC IN LIBER  
190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 848 SF Floor Area = 848 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 848    |          |            |
|         |          |            | Total: | 114,605  | 85,947     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 115 | 2,804 | 2,103 |
| Treated Wood | 52  | 1,767 | 1,325 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals: 136,287 102,206

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 327,059

2026 Est. T.C.V. 006-550-001-00 = 677,059

Est. TCV/Total Floor Area = 798.42, Most recent sale 04/21/1989 for 130,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 328,700                 | 328,700 | 328,700   | 94,307         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 9,800   | 0         | 2,546          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 338,500                 | 338,500 | 338,500   | 96,853         | 96,853      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-550-002-00   | 2026 Est. T.C.V.    | BIRCHVIEW MCG LLC    |
| Property Class: 407 |                     | 2 CRYSTAL BCH        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L270 P412/86 . APARTMENT A-2 CRYSTAL BEACH CONDOMINIUM REC IN LIBER 190 PAGE 790  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth     | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|-----------|------------|-------|--------------|---------|
| CRYSTAL BE 2ND FLOOR |          |             | 1 Units | 350000.00 | 000        | 100   |              | 350,000 |
|                      | 0.00     | Total Acres |         |           | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 859 SF Floor Area = 859 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 859    |          |            |
|         |          |            | Total: | 115,848  | 86,878     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 103 | 2,571 | 1,928 |
| Treated Wood | 52  | 1,767 | 1,325 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 57 | 2,495 | 1,871 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                             |  |       |       |
|-----------------------------|--|-------|-------|
| END UNIT TOP FLOR           |  | 5,000 | 3,750 |
| CHAIR LIFT FOR STAIR ASSIST |  | 3,000 | 2,250 |

Totals: 147,792 110,833

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 354,666

2026 Est. T.C.V. 006-550-002-00 = 704,666

Est. TCV/Total Floor Area = 820.33, Most recent sale 03/31/2025 for 750,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 341,800                 | 341,800 | 341,800 | 292,494      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 10,500  | 0       | 0            | 59,806         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 352,300                 | 352,300 | 352,300 | 300,391      | 352,300        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-550-003-00   | 2026 Est. T.C.V.    | NISONGER WILLIAM R II |
| Property Class: 407 |                     | 3 CRYSTAL BCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L851 P581/05 DC L851 P583/05 APARTMENT A-3 CRYSTAL BEACH CONDOMINIUM REC IN  
LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 103     | 2,571    | 1,928      |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 102,699  | 77,016     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 246,451

2026 Est. T.C.V. 006-550-003-00 = 596,451

Est. TCV/Total Floor Area = 977.79

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 292,300                 | 292,300 | 292,300   | 79,216         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,900   | 0         | 2,138          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 298,200                 | 298,200 | 298,200   | 81,354         | 81,354      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-550-004-00   | 2026 Est. T.C.V.    | MCCORMICK ROBERT V & JOAN R |
| Property Class: 407 |                     | 4 CRYSTAL BCH               |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L270 P982/86 . APARTMENT A-4 CRYSTAL BEACH CONDOMINIUM REC IN LIBER 190 PAGE 790  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| CRYSTAL BE 2ND FLOOR |          |             | 1 Units | 350000.00000 | 100        |       |              | 350,000 |
|                      | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 98      | 2,486    | 1,864      |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 102,614  | 76,952     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 246,246

2026 Est. T.C.V. 006-550-004-00 = 596,246

Est. TCV/Total Floor Area = 977.45

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 292,200                 | 292,200 | 292,200   | 80,423         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,900   | 0         | 2,171          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 298,100                 | 298,100 | 298,100   | 82,594         | 82,594      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-550-005-00   | 2026 Est. T.C.V.    | FERRY BRUCE          |
| Property Class: 407 |                     | 5 CRYSTAL BCH        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L253 P507/85 L301 P39/89 . APARTMENT A-5 CRYSTAL BEACH CONDOMINIUM REC IN LIBER  
190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
|                             | Treated Wood       |            | 103     | 2,571    | 1,928      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 102,699  | 77,016     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 246,451

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-550-005-00                                             | =       | 596,451   |
| Est. TCV/Total Floor Area = 977.79, Most recent sale 06/17/2019 for 250,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 292,300                                                                     | 292,300 | 292,300   |
|                                                                             |         | 147,158   |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 5,900   | 0         |
|                                                                             |         | 3,973     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 298,200                                                                     | 298,200 | 298,200   |
|                                                                             |         | 151,131   |
|                                                                             |         | 151,131   |
|                                                                             |         | PRE/MBT   |
|                                                                             |         | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-550-006-00   | 2026 Est. T.C.V.    | SMERZA MICHAEL E &   |
| Property Class: 407 |                     | 6 CRYSTAL BCH        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L342 P998 L501 P654/99 APARTMENT A-6 CRYSTAL BEACH CONDOMINIUM REC IN LIBER 190  
PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CRYSTAL BE 2ND FLOOR |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
| Balcony                     |                    |            |         |          |            |
|                             | Wood Balcony       |            | 91      | 3,984    | 2,988      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 104,112  | 78,076     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 249,843

|                                                                             |             |           |
|-----------------------------------------------------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-550-006-00                                             | =           | 599,843   |
| Est. TCV/Total Floor Area = 983.35, Most recent sale 01/15/1999 for 160,000 |             |           |
| 2025 Assessed                                                               | MBOR        | S.E.V.    |
| 293,600                                                                     | 293,600     | 293,600   |
|                                                                             |             | 87,366    |
| 2026 New Eq. Adjustment                                                     | Loss        | Additions |
| 0                                                                           | 6,300       | 0         |
|                                                                             |             | 2,358     |
| 2026 Assessed                                                               | MBOR        | S.E.V.    |
| 299,900                                                                     | 299,900     | 299,900   |
|                                                                             |             | 89,724    |
|                                                                             | ->Taxable<- | PRE/MBT   |
|                                                                             |             | 0         |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-550-007-00   | 2026 Est. T.C.V.    | GIRMAN MATTHEW & CARRIE |
| Property Class: 407 |                     | 7 CRYSTAL BCH           |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L247 P202 L399 P630-631/95 . APARTMENT A-7 CRYSTAL BEACH CONDOMINIUM REC IN  
LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 848 SF Floor Area = 848 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 848    |          |            |
|         |          |            | Total: | 114,605  | 85,947     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 52  | 1,767 | 1,325 |
| Treated Wood | 115 | 2,804 | 2,103 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

##### Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,750 |
|----------|--|-------|-------|

Totals: 141,287 105,956

Notes: END UNIT

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 339,059

2026 Est. T.C.V. 006-550-007-00 = 689,059

Est. TCV/Total Floor Area = 812.57, Most recent sale 10/02/2020 for 382,200

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|---------|-----------|----------------|---------------------|
| 334,500                 | 334,500 | 334,500   | 189,277        | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 10,000  | 0         | 5,110          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 344,500                 | 344,500 | 344,500   | 194,387        | 194,387 0           |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-550-008-00   | 2026 Est. T.C.V.    | ROCHOW JOANNE TRUSTEE |
| Property Class: 407 |                     | 8 CRYSTAL BCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L344 P180 L362 P357 L380 P750/94 L921 P574/06 APARTMENT A-8 CRYSTAL BEACH  
 CONDOMINIUM REC IN LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| CRYSTAL BE 2ND FLOOR |          |             | 1 Units | 350000.00000 | 100          |       |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 859 SF Floor Area = 859 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 859    |          |            |
|         |          |            | Total: | 115,848  | 86,878     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 57 | 1,868 | 1,401 |
| Treated Wood | 52 | 1,767 | 1,325 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 103 | 4,509 | 3,382 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

#### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 7,500 |
|----------|--|--------|-------|

Totals: 151,103 113,317

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 362,614

2026 Est. T.C.V. 006-550-008-00 = 712,614

Est. TCV/Total Floor Area = 829.59, Most recent sale 11/10/2006 for 521,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 345,400       | 345,400        | 345,400 | 109,400      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,900         | 0       | 0            | 2,953          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 356,300       | 356,300        | 356,300 | 112,353      | 112,353        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-550-009-00   | 2026 Est. T.C.V.    | PETROCK FRANK & NELLY KEIZER |
| Property Class: 407 |                     | 9 CRYSTAL BCH                |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L236 P880 L377 P510 L399 P688-689/95 . APARTMENT B-9 CRYSTAL BEACH CONDOMINIUM  
 REC IN LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 848 SF Floor Area = 848 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 848    |          |            |
|         |          |            | Total: | 114,605  | 85,947     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 115 | 2,804 | 2,103 |
| Treated Wood | 52  | 1,767 | 1,325 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

##### Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,750 |
|----------|--|-------|-------|

Totals: 141,287 105,956

#### Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 339,059

2026 Est. T.C.V. 006-550-009-00 = 689,059

Est. TCV/Total Floor Area = 812.57, Most recent sale 01/26/1995 for 155,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 334,500       | 334,500    | 334,500 | 109,400      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,000     | 0       | 0            | 2,953          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 344,500       | 344,500    | 344,500 | 112,353      | 112,353        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-550-010-00   | 2026 Est. T.C.V.    | PAPADOPOULOS JOHN D & ANDREA C |
| Property Class: 407 |                     | 10 CRYSTAL BCH                 |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L281 P438/87 L281 P592/87 . APARTMENT B-10 CRYSTAL BEACH CONDOMINIUM REC IN  
LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 2ND FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 859 SF Floor Area = 859 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 859    |          |            |
|         |          |            | Total: | 115,848  | 86,878     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 52 | 1,767 | 1,325 |
| Treated Wood | 57 | 1,868 | 1,401 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 103 | 4,509 | 3,382 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                    |  |        |       |
|--------------------|--|--------|-------|
| END UNIT UPPER FLR |  | 10,000 | 7,500 |
|--------------------|--|--------|-------|

Totals: 151,103 113,317

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 362,614

2026 Est. T.C.V. 006-550-010-00 = 712,614

Est. TCV/Total Floor Area = 829.59, Most recent sale 12/04/2020 for 350,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 345,400       | 345,400        | 345,400 | 205,598      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,900         | 0       | 0            | 5,551          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 356,300       | 356,300        | 356,300 | 211,149      | 211,149        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-550-011-00   | 2026 Est. T.C.V.    | POHLOD JUDITH A TRUST |
| Property Class: 407 |                     | 11 CRYSTAL BCH        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L321 P515-516 L327 P617 L469 P812/98 APARTMENT B-11 CRYSTAL BEACH CONDOMINIUM  
 REC IN LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 610 SF Floor Area = 610 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 103     | 2,571    | 1,928      |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 102,699  | 77,016     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 246,451

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-550-011-00                                             | = | 596,451 |
| Est. TCV/Total Floor Area = 977.79, Most recent sale 05/10/2022 for 400,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 292,300 292,300 292,300 205,251 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 5,900 0 0 5,541 0                                                         |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 298,200 298,200 298,200 210,792 210,792 0                                   |   |         |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-550-012-00   | 2026 Est. T.C.V.    | SINGER ELIOT & SORKIN SUZANNE |
| Property Class: 407 |                     | 12 CRYSTAL BCH                |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L249 P423/84 L303 P999/89 APARTMENT B-12 CRYSTAL BEACH CONDOMINIUM REC IN L190  
P790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CRYSTAL BE 2ND FLOOR |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
| Balcony                     |                    |            |         |          |            |
|                             | Wood Balcony       |            | 91      | 3,984    | 2,988      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 104,112  | 78,076     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 249,843

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-550-012-00                                             | = | 599,843 |
| Est. TCV/Total Floor Area = 983.35, Most recent sale 11/19/2015 for 280,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 293,600 293,600 293,600 159,570 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 6,300 0 0 4,308 0                                                         |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 299,900 299,900 299,900 163,878 163,878 0                                   |   |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-550-013-00   | 2026 Est. T.C.V.    | LONG JULIE           |
| Property Class: 407 |                     | 13 CRYSTAL BCH       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L328 P795 L405 P969/95 L608 P636/01 L764 P847/03 APARTMENT B-13 CRYSTAL BEACH  
CONDOMINIUM REC IN L190 P790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 610     |          |            |
|                             |                    |            | Total:  | 85,911   | 64,427     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 46      | 1,673    | 1,255      |
|                             | Treated Wood       |            | 103     | 2,571    | 1,928      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 1 Story   |            | 1       | 5,338    | 4,003      |
|                             |                    |            | Totals: | 102,699  | 77,016     |

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 246,451

|                                                                             |                    |         |
|-----------------------------------------------------------------------------|--------------------|---------|
| 2026 Est. T.C.V. 006-550-013-00                                             | =                  | 596,451 |
| Est. TCV/Total Floor Area = 977.79, Most recent sale 03/07/2013 for 270,000 |                    |         |
| 2025 Assessed                                                               | MBOR               | S.E.V.  |
| 292,300                                                                     | 292,300            | 292,300 |
|                                                                             |                    | 147,158 |
| 2026                                                                        | New Eq. Adjustment | Loss    |
| 0                                                                           | 5,900              | 0       |
|                                                                             |                    | 0       |
| 2026 Assessed                                                               | MBOR               | S.E.V.  |
| 298,200                                                                     | 298,200            | 298,200 |
|                                                                             |                    | 151,131 |
|                                                                             |                    | 151,131 |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-550-014-00   | 2026 Est. T.C.V.    | ZWIENER DOUGLAS & ELIZABETH TRUSTS |
| Property Class: 407 |                     | 14 CRYSTAL BCH                     |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L280 P695 L296 P618 L358 P856/93 APARTMENT B-14 CRYSTAL BEACH CONDOMINIUM REC IN  
LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| CRYSTAL BE 2ND FLOOR |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 610 SF Floor Area = 610 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 610    |          |            |
|         |          |            | Total: | 85,911   | 64,427     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 46 | 1,673 | 1,255 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Balcony      |  |  |    |       |       |
| Wood Balcony |  |  | 91 | 3,984 | 2,988 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 5,338 | 4,003 |

Totals: 104,112 78,076

Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 249,843

2026 Est. T.C.V. 006-550-014-00 = 599,843

Est. TCV/Total Floor Area = 983.35, Most recent sale 09/25/2019 for 265,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 293,600                 | 293,600 | 293,600   | 159,570        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 6,300   | 0         | 4,308          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 299,900                 | 299,900 | 299,900   | 163,878        | 163,878     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-550-015-00   | 2026 Est. T.C.V.    | ROBESON CHRISTOPHER & JULIE |
| Property Class: 407 |                     | 15 CRYSTAL BCH              |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L326 P129 L363 P950 L410 P471/95 . APARTMENT B-15 CRYSTAL BEACH CONDOMINIUM REC  
IN LIBER 190 PAGE 790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 1ST FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 848 SF Floor Area = 848 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 848    |          |            |
|         |          |            | Total: | 114,605  | 97,406     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 52  | 1,767 | 1,502 |
| Treated Wood | 115 | 2,804 | 2,383 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,537 |
|------------------|---|-------|-------|

##### Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 4,250 |
|----------|--|-------|-------|

Totals: 141,287 120,085

#### Notes:

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 384,272

2026 Est. T.C.V. 006-550-015-00 = 734,272

Est. TCV/Total Floor Area = 865.89, Most recent sale 07/10/2023 for 715,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 355,100       | 355,100    | 355,100 | 289,298      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,000     | 0       | 0            | 7,811          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 367,100       | 367,100    | 367,100 | 297,109      | 297,109        | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-550-016-00   | 2026 Est. T.C.V.    | CURRY JON M & NANCY B |
| Property Class: 407 |                     | 16 CRYSTAL BCH        |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L303 P796 L552 P073/00 L568 P009/01 APARTMENT B-16 CRYSTAL BEACH CONDOMINIUM REC  
IN L190 P790 SEC 14 T29N R14W.

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| CRYSTAL BE 2ND FLOOR |          |             | 1 Units | 350000.00  | 000          | 100   |        | 350,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 859 SF Floor Area = 859 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 859    |          |            |
|         |          |            | Total: | 115,848  | 86,878     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 57 | 1,868 | 1,401 |
| Treated Wood | 52 | 1,767 | 1,325 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 103 | 4,509 | 3,382 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                    |  |        |       |
|--------------------|--|--------|-------|
| END UNIT UPPER FLR |  | 10,000 | 7,500 |
|--------------------|--|--------|-------|

Totals: 151,103 113,317

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO ) 3.200 => TCV: 362,614

2026 Est. T.C.V. 006-550-016-00 = 712,614

Est. TCV/Total Floor Area = 829.59, Most recent sale 02/01/2001 for 329,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 345,400       | 345,400    | 345,400 | 113,170      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,900     | 0       | 0            | 3,055          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 356,300       | 356,300    | 356,300 | 116,225      | 116,225        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-003-00   | 2026 Est. T.C.V.    | TAML LLC             |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 3 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
-----

#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description           | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIREF SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                       |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-003-00 = 145,000

Est. TCV/Total Floor Area = 168.80

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-004-00   | 2026 Est. T.C.V.    | TAML LLC             |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 4 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description          | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIRE SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                      |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-004-00 = 145,000

Est. TCV/Total Floor Area = 168.80

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-005-00   | 2026 Est. T.C.V.    | TAML LLC             |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 5 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM      MASTER DEED CAMP FIREFLY  
CABINS 3-10;

Parent Parcel(s): 006-549-000-00;

Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;

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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description           | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIREF SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                       |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-005-00 = 145,000

Est. TCV/Total Floor Area = 168.80

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 0              | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-551-006-00   | 2026 Est. T.C.V.    | THOMAS JUSTIN & JENNA |
| Property Class: 402 |                     | CAMP FIREFLY          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

UNIT 6 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM      MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description           | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIREF SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                       |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-006-00 = 145,000

Est. TCV/Total Floor Area = 168.80, Most recent sale 12/30/2025 for 191,100

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 72,500         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 72,500         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-007-00   | 2026 Est. T.C.V.    | LEMM SCOTT & BETHANY |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 7 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM      MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description          | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIRE SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                      |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-007-00 = 145,000

Est. TCV/Total Floor Area = 168.80, Most recent sale 12/30/2025 for 142,100

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 72,500         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 72,500         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-008-00   | 2026 Est. T.C.V.    | TAML LLC             |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 8 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description           | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIREF SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                       |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-008-00 = 145,000

Est. TCV/Total Floor Area = 168.80

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-009-00   | 2026 Est. T.C.V.    | TAML LLC             |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 9 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM      MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description           | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIREF SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                       |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-009-00 = 145,000

Est. TCV/Total Floor Area = 168.80

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 0              | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-551-010-00   | 2026 Est. T.C.V.    | TAML LLC             |
| Property Class: 402 |                     | CAMP FIREFLY         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 192, CAMP FIREFLY  
CABINS 3-10, LEELANAU COUNTY, MICHIGAN, PART OF SEC 14 T29N R14W GLEN ARBOR  
TOWNSHIP, TOGETHER WITH RECORDED EASEMENTS.

SPLIT ON 12/18/2025 FROM 006-549-000-00;

Split/Comb. on 01/09/2026 completed 01/09/2026 TIM MASTER DEED CAMP FIREFLY  
CABINS 3-10;  
Parent Parcel(s): 006-549-000-00;  
Child Parcel(s): 006-551-003-00, 006-551-004-00, 006-551-005-00, 006-551-006-00,  
006-551-007-00, 006-551-008-00, 006-551-009-00, 006-551-010-00;  
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#### Land Value Estimates for Land Table H551.CAMP FIREFLY 3-10

\* Factors \*

| Description           | Frontage | Depth | Front            | Depth | Rate   | %Adj. | Reason                  | Value   |
|-----------------------|----------|-------|------------------|-------|--------|-------|-------------------------|---------|
| CAMP FIREF SITE CONDO |          |       | 1.00 Acres       |       | 145000 | 100   |                         | 145,000 |
|                       |          |       | 1.00 Total Acres |       |        |       | Total Est. Land Value = | 145,000 |

2026 Est. T.C.V. 006-551-010-00 = 145,000

Est. TCV/Total Floor Area = 168.80

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 0                       | 0      | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 72,500                  | 0      | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500 | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-600-001-00   | 2026 Est. T.C.V.    | KEMLER PAULA J TRUST |
| Property Class: 401 |                     | 7714 W DEER TRL      |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L168P796 VACATE EASEMENT L234 P621/82 L316 P884&885/90 L662 P953/02 L792 P44/04  
2002 DESC REVISED LOT 1 DEER HAVEN SUBDIVISION SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 95.00 | 280.00 | 1.0026 | 0.8739 | 21000 | 100    | 1,748,071                         |
| 95 Actual Front Feet, 0.61 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 1,748,071 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 37.58    | 100  | 50     | 1,879      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,379      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1966

(11) Heating System: Forced Heat & Cool  
Ground Area = 1474 SF Floor Area = 1474 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 330  |          |            |
| 1 Story | Siding   | Basement    | 572  |          |            |
| 1 Story | Siding   | Crawl Space | 572  |          |            |
| Total:  |          |             |      | 277,248  | 235,660    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 572 | 15,638 | 13,292 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| Separate Shower    | 1 | 2,720 | 2,312 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 390 | 30,475 | 25,904 |
|----------------|-----|--------|--------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 441 | 30,914 | 26,277 |
| Door Opener | 1   | 672    | 571    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 7,249 |
|------------------|---|-------|-------|

#### Deck

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Treated Wood          | 1608 | 22,142 | 18,821 |
| w/Roof (Roof portion) | 352  | 7,448  | 6,331  |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 424,557 360,875

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 974,363

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2026 Est. T.C.V. 006-600-001-00 = 2,726,813  
 Est. TCV/Total Floor Area = 1849.94, Most recent sale 03/04/2004 for 1,275,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,304,300 1,304,300 1,304,300 761,749 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 59,100 0 0 20,567 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,363,400 1,363,400 1,363,400 782,316 782,316 782,316

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-600-002-00   | 2026 Est. T.C.V.    | KEMLER PAULA J TRUST |
| Property Class: 401 |                     | 7708 W DEER TRL      |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L168P796 VACATE EASEMENT L415 P515/95 DC L792 P46/04 L792 P57/04 LOT 2 DEER  
HAVEN SUBDIVISION SEC 21 T29N R14W.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000       | 95.00    | 270.00      | 1.0026 | 0.8660 | 21000      | 100   |              | 1,732,249 |
| 95 Actual Front Feet, | 0.59     | Total Acres |        |        | Total Est. |       | Land Value = | 1,732,249 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 747 SF Floor Area = 1296 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 140  |          |            |
| 1.5 Story | Siding   | Piers       | 607  |          |            |
| 1 Story   | Siding   | Overhang    | 246  |          |            |
|           |          | Total:      |      | 213,196  | 211,065    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,224  |
| 3 Fixture Bath     | 1 | 10,275 | 10,172 |

### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 5,951  |
| Water Well, 150 Feet | 1 | 10,252 | 10,149 |

### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 256 | 7,718  | 7,641  |
| WPP           | 508 | 13,411 | 13,277 |
| WCP (1 Story) | 20  | 1,896  | 1,877  |

### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 508 | 8,291 | 8,208 |
| Treated Wood | 256 | 5,286 | 5,233 |

Totals: 279,593 276,797

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 747,351

|                                                                                |   |           |
|--------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-600-002-00                                                | = | 2,479,600 |
| Est. TCV/Total Floor Area = 1913.27, Most recent sale 03/04/2004 for 1,200,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                     |   |           |
| 1,071,900 1,071,900 1,071,900 731,674 2.70                                     |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                   |   |           |
| 129,200 38,700 0 129,200 19,755 0                                              |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                           |   |           |
| 1,239,800 1,239,800 1,239,800 880,629 880,629 880,629                          |   |           |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-600-003-00   | 2026 Est. T.C.V.    | BUCHANAN ROBERT I & JANICE L TRUST |
| Property Class: 401 |                     | 7700 W DEER TRL                    |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L168P796 VACATE EASEMENT L792 P46/04 L861 P299/05 LOT 3 DEER HAVEN SUBDIVISION.  
SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 95.00 | 280.00 | 1.0026 | 0.8739 | 21000 | 100    | 1,748,071                         |
| 95 Actual Front Feet, 0.61 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 1,748,071 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01      | 800  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.67      | 240  | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 2472 SF Floor Area = 5007 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 2,182 |          |            |
| 1.25 Story | Siding   | Basement   | 290   |          |            |
| 1 Story    | Siding   | Overhang   | 7     |          |            |
| 1 Story    | Siding   | Overhang   | 216   |          |            |
| 1 Story    | Siding   | Overhang   | 603   |          |            |
| Total:     |          |            |       | 814,812  | 651,862    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 540 | 16,357 | 13,086 |
|-----------------|-----|--------|--------|

#### Exterior

|              |     |        |       |
|--------------|-----|--------|-------|
| Stone Veneer | 200 | 10,166 | 8,133 |
|--------------|-----|--------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 4,609 | 3,687 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 2 | 20,550 | 16,440 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480  |
| Separate Shower    | 1 | 3,123  | 2,498  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 160 | 6,090 | 4,872 |
| CCP (1 Story) | 229 | 9,181 | 7,345 |

#### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 80  | 2,454  | 1,963  |
| Treated Wood | 87  | 2,582  | 2,066  |
| Composite    | 848 | 14,501 | 11,601 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 752    | 602    |
| Base Cost   | 1095 | 68,974 | 55,179 |

Parcel Number: 45-006-600-003-00

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 9,604 | 7,683 |
| 2nd on Same Stack | 1 | 6,044 | 4,835 |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |           |         |
|---------|-----------|---------|
| Totals: | 1,019,709 | 815,781 |
|---------|-----------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 2,202,609

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-600-003-00 | = | 3,960,680 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 791.03, Most recent sale 07/07/2005 for 1,240,000

|               |            |           |              |                |           |
|---------------|------------|-----------|--------------|----------------|-----------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |           |
| 1,890,800     | 1,890,800  | 1,890,800 | 1,024,308    | 2.70           |           |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |
| 0             | 89,500     | 0         | 0            | 27,656         | 0         |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 1,980,300     | 1,980,300  | 1,980,300 | 1,051,964    | 1,051,964      | 1,051,964 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-600-004-00   | 2026 Est. T.C.V.    | BALLOU GARY F & CAROLYN JANE |
| Property Class: 401 |                     | 7696 W DEER TRL              |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L168P796 VACATE EASEMENT L255 P522 L300 P942 L480 P748/98 L504 P106/99 DC L833  
P656/04 LOT 4 & PRT COM AT SE COR OF LOT 4 TH N 289.89 FT TO NE COR TH E 10.78  
FT ALG N LN TH S TO N LN OF PINE DR TH WLY 11.03 FT TO SE COR OF LOT 4 & POB  
DEER HAVEN SUBDIVISION SEC 21 T29N R14W.

2009 - PARCEL 600-004-01 = COMBINED BACK WITH 4-00

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A"              | 21000    | 105.78      | 286.00 | 0.9760 | 0.8786     | 21000        | 100    | 1,904,895 |
| 106 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 1,904,895 |

Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 20   | 50     | 345        |
| D/W/P: 3.5 Concrete       | 6.71  | 79   | 0      | 0          |
| D/W/P: 3.5 Concrete       | 6.71  | 150  | 0      | 0          |
| D/W/P: Asphalt Paving     | 3.16  | 2640 | 0      | 0          |
| D/W/P: Patio Blocks       | 15.89 | 150  | 0      | 0          |

Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 5,345 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2191 SF Floor Area = 4178 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,445 |          |            |
| 1 Story | Siding   | Crawl Space | 746   |          |            |
| 1 Story | Siding   | Overhang    | 518   |          |            |
| 1 Story | Siding   | Overhang    | 24    |          |            |
|         |          | Total:      |       | 493,039  | 345,164    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 63  | 3,932  | 2,752  |
| WPP            | 197 | 4,878  | 3,415  |
| WPP            | 186 | 4,737  | 3,316  |
| WGEP (1 Story) | 234 | 18,222 | 12,755 |
| WPP            | 229 | 5,205  | 3,643  |
| WCP (1 Story)  | 8   | 604    | 423    |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,301 | 3,711 |
| Treated Wood | 75  | 2,137 | 1,496 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 518 | 27,262 | 19,083 |
|-----------|-----|--------|--------|

Parcel Number: 45-006-600-004-00

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|                     |   |         |         |
|---------------------|---|---------|---------|
| Common Wall: 1 Wall | 1 | -2,640  | -1,848  |
| Door Opener         | 1 | 537     | 376     |
| Built-Ins           |   |         |         |
| Appliance Allow.    | 2 | 5,533   | 3,873   |
| Fireplaces          |   |         |         |
| Prefab 2 Story      | 1 | 3,170   | 2,219   |
| Totals:             |   | 591,620 | 414,170 |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,118,259

2026 Est. T.C.V. 006-600-004-00 = 3,028,499

Est. TCV/Total Floor Area = 724.87

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,444,300               | 1,444,300 | 1,444,300 | 779,676      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 69,900    | 0         | 0            | 21,051         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,514,200               | 1,514,200 | 1,514,200 | 800,727      | 800,727        | 800,727 |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-600-005-00   | 2026 Est. T.C.V.    | MILLER FAMILY TRUST & |
| Property Class: 401 |                     | 7690 W DEER TRL       |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L306 P471 GA 959 LOT 5 DEER HAVEN SUBDIVISION & L168P796 EASTERLY 1/2 OF  
VACATED EASEMENT. SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                         | 105.78   | 295.00 | 0.9760 | 0.8854 | 21000 | 100   |                         | 1,919,707 |
| 106 Actual Front Feet, 0.72 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,919,707 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31 | 720  | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71 | 120  | 0      | 0          |
| D/W/P: Crushed Rock | 2.31 | 125  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1038 SF Floor Area = 1038 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,038  |          |            |
|         |          |             | Total: | 146,350  | 87,811     |

#### Other Additions/Adjustments

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 2 Fixture Bath | 1 | 3,056 | 1,834 |
|----------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 118 | 9,308 | 5,585 |
|----------------|-----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 159 | 3,500 | 2,100 |
| Treated Wood | 180 | 3,794 | 2,276 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |           |
|-------------|-----|--------|--------|-----------|
| Base Cost   | 382 | 16,518 | 12,884 | *78% Good |
| Door Opener | 1   | 537    | 419    |           |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Totals: 196,459 120,946

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 326,554

2026 Est. T.C.V. 006-600-005-00 = 2,251,261

Est. TCV/Total Floor Area = 2168.84

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |        |  |
|---------------|----------------|-----------|--------------|----------------|--------|--|
| 1,074,300     | 1,074,300      | 1,074,300 | 295,724      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 51,300         | 0         | 0            | 7,984          | 0      |  |

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,125,600     | 1,125,600 | 1,125,600 | 303,708 | 303,708     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-600-006-00   | 2026 Est. T.C.V.    | LIEBLER ARTHUR C TRUST - QPR |
| Property Class: 401 |                     | 7684 W DEER TRL              |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L168P796 VACATE EASEMENT L487 P242/98 L886 P735/05 LOT 6 DEER HAVEN SUBDIVISION.  
SEC 21 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 95.00 | 303.00 | 1.0026 | 0.8914 | 21000 | 100    | 1,782,913                         |
| 95 Actual Front Feet, 0.66 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 1,782,913 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 48.00 | 54   | 50     | 1,296      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,296      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1480 SF Floor Area = 2658 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,480 |          |            |
| 1 Story    | Siding   | Overhang   | 12    |          |            |
| 1 Story    | Siding   | Overhang   | 12    |          |            |
| 1 Story    | Siding   | Overhang   | 44    |          |            |
| Total:     |          |            |       | 434,081  | 368,968    |

Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,305 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| Separate Shower    | 1 | 2,720 | 2,312 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (2 Story) | 432 | 61,426 | 52,212 |
| WPP            | 216 | 6,417  | 5,454  |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 448 | 7,311 | 6,214 |
|--------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 545,259 | 463,470 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,251,369

2026 Est. T.C.V. 006-600-006-00 = 3,040,578

Est. TCV/Total Floor Area = 1143.93, Most recent sale 11/01/1998 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-600-006-00

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|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 1,442,700 | 1,442,700 | 1,442,700      | 543,109   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 77,600         | 0         | 0         | 14,663         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,520,300 | 1,520,300      | 1,520,300 | 557,772   | 557,772        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-600-007-00   | 2026 Est. T.C.V.    | MUELLER NANCY MEYERS TRUST |
| Property Class: 401 |                     | 7680 W DEER TRL            |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L168P796 VACATE EASEMENT L379 P880-881/94 L430 P101/96 L871 P727/05 LOT 7 DEER HAVEN SUBDIVISION SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| LK MI "A" 21000                        | 95.00    | 320.00 | 1.0026 | 0.9036 | 21000 | 100   |        | 1,807,411                         |
| 95 Actual Front Feet, 0.70 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,807,411 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 35.72    | 64   | 50     | 1,143      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,143      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Heat Pump

Ground Area = 1272 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,272 |          |            |
| Total:  |          |             |       | 181,475  | 117,957    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 316 | 5,495 | 3,572 |
| Treated Wood | 105 | 2,610 | 1,696 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

##### Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 1005 | 15,929 | 10,354 |
|-----|------|--------|--------|

Totals: 231,437 150,433

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 406,169

2026 Est. T.C.V. 006-600-007-00 = 2,219,723

Est. TCV/Total Floor Area = 1745.07

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,059,600     | 1,059,600  | 1,059,600 | 606,228      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 50,300     | 0         | 0            | 16,368         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,109,900     | 1,109,900  | 1,109,900 | 622,596      | 622,596        | 622,596 |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-600-008-00   | 2026 Est. T.C.V.    | MILLER FAMILY TRUST & |
| Property Class: 402 |                     | W DEER TRL            |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L168P796 VACATE EASEMENT L306 P471/89 GA 962 LOT 8 DEER HAVEN SUBDIVISION. SEC 21 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 649.60   | 299.13      | 0.6264 | 0.9106 | 2000       | 100   |              | 741,067 |
| 650 Actual Front Feet, | 4.46     | Total Acres |        |        | Total Est. |       | Land Value = | 741,067 |

2026 Est. T.C.V. 006-600-008-00 = 741,067

Est. TCV/Total Floor Area = 582.60

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 370,500                 | 370,500 | 370,500   | 25,277         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 0         | 682            | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 370,500                 | 370,500 | 370,500   | 25,959         | 25,959      | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-600-009-00   | 2026 Est. T.C.V.    | HARTMANN ASSET PROTECTION TRUST |
| Property Class: 401 |                     | 7684 W HARBOR HWY               |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L168P796 VACATE EASEMENT L370 P274/93 L469 P627/98 LOT 9 DEER HAVEN SUBDIVISION  
SEC 21 T29 R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth     | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|-------|-----------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 99.59    | 200.00      | 1.00  | 10 0.8234 | 2000       | 100          |        | 164,183 |
| 100 Actual Front Feet, | 0.46     | Total Acres |       |           | Total Est. | Land Value = |        | 164,183 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size              | % Good | Cash Value |
|-----------------------------------|-------|-------------------|--------|------------|
| Wood Frame                        | 30.07 | 96                | 50     | 1,443      |
| Total Estimated Land Improvements |       | True Cash Value = |        | 1,443      |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C 5 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = 1464 SF Floor Area = 2196 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,464  |          |            |
|           |          |             | Total: | 282,895  | 254,591    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 8,553 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 394 | 13,869 | 12,482 |
|---------------|-----|--------|--------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 400 | 6,408 | 5,767 |
| Treated Wood | 480 | 7,229 | 6,506 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 334,537 301,068

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 662,350

2026 Est. T.C.V. 006-600-009-00 = 827,976

Est. TCV/Total Floor Area = 377.04, Most recent sale 07/21/2025 for 0

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 355,300       | 355,300        | 355,300 | 202,951      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 58,700         | 0       | 0            | 5,479          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 414,000       | 414,000        | 414,000 | 208,430      | 208,430        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-600-010-00   | 2026 Est. T.C.V.    | SWIKLE TODD G & KELLY S |
| Property Class: 401 |                     | 7688 W HARBOR HWY       |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L168P796 VACATE EASEMENT L370 P274 L475 P366/98 L610 P348&364/01 L686  
P351&370/02 LOT 10 DEER HAVEN SUBDIVISION SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 99.59    | 200.00      | 1.0010 | 0.8234 | 2000       | 100          |        | 164,183 |
| 100 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. | Land Value = |        | 164,183 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2810 | 0      | 0          |
| Wood Frame                                          | 36.61    | 59   | 50     | 1,080      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,080      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1738 SF Floor Area = 2172 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,738  |          |            |
|            |          |             | Total: | 294,138  | 220,593    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 3,731 | 2,798 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 132 | 8,019 | 6,014 |
| WCP (1 Story)  | 34  | 2,640 | 1,980 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 311 | 5,436 | 4,077 |
| Treated Wood | 149 | 3,351 | 2,513 |
| Treated Wood | 16  | 731   | 548   |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 605 | 30,347 | 22,760 |
| Common Wall: 2 Wall | 1   | -5,280 | -3,960 |
| Door Opener         | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,914 |
|------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |           |
|--------------------|---|---|---|-----------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *97% Good |
|--------------------|---|---|---|-----------|



Totals: 365,617 274,200

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 603,240

2026 Est. T.C.V. 006-600-010-00 = 773,503

Est. TCV/Total Floor Area = 356.12, Most recent sale 02/10/2020 for 370,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 334,800       | 334,800        | 334,800 | 250,687      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 52,000         | 0       | 0            | 6,768          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 386,800       | 386,800        | 386,800 | 257,455      | 257,455        | 257,455 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-600-011-00   | 2026 Est. T.C.V.    | BRATCHER ROGER D     |
| Property Class: 401 |                     | 7692 W HARBOR HWY    |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L168P796 VACATE EASEMENT L472 P940/98 L821 P820/04 LOT 11 DEER HAVEN SUBDIVISION  
SEC 21 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          | * Factors * |        | CORNER OF ROADS |                   |         |
|-----------------------------------------|----------|-------------|--------|-----------------|-------------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth           | Rate %Adj. Reason | Value   |
| C 100' @ 2000/                          | 99.59    | 200.00      | 1.0010 | 0.8234          | 2000 100          | 164,183 |
| 100 Actual Front Feet, 0.46 Total Acres |          |             |        |                 |                   | 164,183 |
| Total Est. Land Value =                 |          |             |        |                 |                   | 164,183 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 1512 SF Floor Area = 3032 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,040 |          |            |
| 1 Story | Siding   | Crawl Space | 388   |          |            |
| 1 Story | Siding   | Crawl Space | 84    |          |            |
| 1 Story | Siding   | Overhang    | 480   |          |            |
| Total:  |          |             |       | 446,318  | 357,054    |

Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 30 | 1,375 | 1,100 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

|                      |   |        |       |
|----------------------|---|--------|-------|
| Water/Sewer          |   |        |       |
| 2000 Gal Septic      | 1 | 10,880 | 8,704 |
| Water Well, 100 Feet | 1 | 6,514  | 5,211 |

|                |    |       |       |
|----------------|----|-------|-------|
| Porches        |    |       |       |
| WCP (1 Story)  | 81 | 5,868 | 4,694 |
| WSEP (1 Story) | 81 | 6,991 | 5,593 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 511 | 7,977 | 6,382 |

Garages

|                                                           |     |        |        |
|-----------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                 | 480 | 32,808 | 26,246 |
| Common Wall: 1/2 Wall                                     | 1   | -1,532 | -1,226 |
| Door Opener                                               | 2   | 1,343  | 1,074  |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 3,976 | 3,181 |

|                |   |       |       |
|----------------|---|-------|-------|
| Fireplaces     |   |       |       |
| Prefab 1 Story | 1 | 3,667 | 2,934 |

|         |         |         |
|---------|---------|---------|
| Totals: | 541,753 | 433,402 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-600-011-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 953,484

2026 Est. T.C.V. 006-600-011-00 = 1,122,667  
 Est. TCV/Total Floor Area = 370.27, Most recent sale 03/09/2012 for 459,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 481,200       | 481,200        | 481,200 | 288,205      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 80,100         | 0       | 0            | 7,781          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 561,300       | 561,300        | 561,300 | 295,986      | 295,986        | 295,986 |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-600-012-00   | 2026 Est. T.C.V.    | MCHENNEY MARK R & SANDRA L |
| Property Class: 401 |                     | 7698 W HARBOR HWY          |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L168P796 VACATE EASEMENT L486 P763/98 LOT 12 DEER HAVEN SUBDIVISION SEC 21 T29N  
R14W.

Land Value Estimates for Land Table 4120.4120 RESI

|                        |          |             |                         | * Factors * |        | CORNER OF ROADS |         |         |
|------------------------|----------|-------------|-------------------------|-------------|--------|-----------------|---------|---------|
| Description            | Frontage | Depth       | Front                   | Depth       | Rate   | %Adj.           | Reason  | Value   |
| C 100' @ 2000/         | 99.59    | 200.00      | 1.00                    | 10          | 0.8234 | 2000            | 100     | 164,183 |
| 100 Actual Front Feet, | 0.46     | Total Acres | Total Est. Land Value = |             |        |                 | 164,183 |         |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1212 SF Floor Area = 2424 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,212  |          |            |
|         |          |             | Total: | 295,179  | 236,170    |

Other Additions/Adjustments

Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 3,654 |
|----------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 596 | 20,872 | 16,698 |
| WCP (1 Story) | 48  | 3,256  | 2,605  |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 520 | 20,405 | 16,324 |
| Storage Over Garage | 520 | 7,020  | 5,616  |
| Door Opener         | 1   | 537    | 430    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 365,232 292,215

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 642,873

2026 Est. T.C.V. 006-600-012-00 = 812,056

Est. TCV/Total Floor Area = 335.01, Most recent sale 09/10/1998 for 39,900

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 350,300       | 350,300    | 350,300 | 211,084      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 55,700     | 0       | 0            | 5,699          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 406,000       | 406,000    | 406,000 | 216,783      | 216,783        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-600-013-00   | 2026 Est. T.C.V.    | MCHENNEY MARK & SANDRA |
| Property Class: 402 |                     | W DEER TRL             |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L168P796 VACATE EASEMENT L409 P975 LOT 13 DEER HAVEN SUBDIVISION SEC 21 T29N  
R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth     | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|-------|-----------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 99.59    | 200.00      | 1.00  | 10 0.8234 | 2000       | 100          |        | 164,183 |
| 100 Actual Front Feet, | 0.46     | Total Acres |       |           | Total Est. | Land Value = |        | 164,183 |

2026 Est. T.C.V. 006-600-013-00 = 164,183

Est. TCV/Total Floor Area = 67.73, Most recent sale 10/18/2017 for 91,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 82,100                  | 82,100 | 82,100    | 48,931         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,321          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 82,100                  | 82,100 | 82,100    | 50,252         | 50,252      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-600-014-00   | 2026 Est. T.C.V.    | BARBER JOSEPH G & RANDA |
| Property Class: 401 |                     | 7738 W HARBOR HWY       |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L168P796 VACATE EASEMENT L407 P745/95 L791 P623/04 LOT 14 DEER HAVEN SUBDIVISION  
SEC 21 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth | Rate   | %Adj.      | Reason       | Value   |
|------------------------|----------|-------------|-------|-------|--------|------------|--------------|---------|
| C 100' @ 2000/         | 99.59    | 200.00      | 1.00  | 10    | 0.8234 | 2000       | 100          | 164,183 |
| 100 Actual Front Feet, | 0.46     | Total Acres |       |       |        | Total Est. | Land Value = | 164,183 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 475  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1218 SF Floor Area = 1772 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,064 |          |            |
| 1 Story    | Siding   | Crawl Space | 154   |          |            |
| 1 Story    | Siding   | Overhang    | 288   |          |            |
| Total:     |          |             |       | 218,020  | 174,415    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

Porches

|               |    |     |     |
|---------------|----|-----|-----|
| CCP (1 Story) | 25 | 908 | 726 |
|---------------|----|-----|-----|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 336 | 5,722 | 4,578 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 29,341 | 23,473 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,112 |
| Door Opener         | 1   | 537    | 430    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 274,472 219,579

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 483,074

2026 Est. T.C.V. 006-600-014-00 = 652,257  
Est. TCV/Total Floor Area = 368.09, Most recent sale 10/14/2020 for 407,000

Parcel Number: 45-006-600-014-00

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 286,000  | 286,000        | 286,000 | 222,507      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 40,100         | 0       | 0            | 6,007          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 326,100  | 326,100        | 326,100 | 228,514      | 228,514        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-600-015-00   | 2026 Est. T.C.V.    | MURPHEY JOHN DENNIS TRUST |
| Property Class: 402 |                     | W DEER TRL                |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L168P796 VACATE EASEMENT L662 P953 L662 P952/02 2002 SPLIT FROM 006-600-001-00  
 LOT 15 DEER HAVEN SUBDIVISION. SEC 21 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 734.49   | 298.77 | 0.6074 | 0.9104 | 2000 | 100   |                         | 812,328 |
| 734 Actual Front Feet, 5.04 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 812,328 |

2026 Est. T.C.V. 006-600-015-00 = 812,328

Est. TCV/Total Floor Area = 458.42, Most recent sale 09/03/2002 for 350,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 406,200                 | 406,200 | 406,200 | 42,111       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 0       | 0       | 0            | 1,136          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 406,200                 | 406,200 | 406,200 | 43,247       | 43,247         | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-602-001-00   | 2026 Est. T.C.V.    | BOAL WILLIAM HARVEY  |
| Property Class: 401 |                     | 6924 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L289 P626 L311 P196 L380 P13/94 LOT 1 DEERWOOD ACRES SEC 31 T29N R13W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 134.00   | 250.00 | 0.9294 | 0.8707 | 2000 | 100   |                         | 216,881 |
| 134 Actual Front Feet, 0.77 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 216,881 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1000 | 0      | 0          |
| Wood Frame                                          | 24.70    | 239  | 50     | 2,951      |
| Wood Frame                                          | 35.72    | 64   | 50     | 1,143      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,594      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1633 SF Floor Area = 1633 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,633  |          |            |
|         |          |            | Total: | 239,145  | 179,353    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

## Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 7,127 |
| Water Well, 50 Feet | 1 | 3,410 | 2,557 |

## Deck

|                                    |     |        |       |
|------------------------------------|-----|--------|-------|
| Treated Wood w/Roof (Deck Portion) | 138 | 3,193  | 2,395 |
| Treated Wood w/Roof (Roof portion) | 138 | 2,445  | 1,834 |
| Treated Wood                       | 800 | 10,392 | 7,794 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 728 | 31,937 | 23,953 |
| Door Opener | 1   | 537    | 403    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 309,348 232,005

## Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 510,411

2026 Est. T.C.V. 006-602-001-00 = 733,886

Est. TCV/Total Floor Area = 449.41, Most recent sale 07/26/2016 for 238,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 324,200       | 324,200 | 324,200 | 146,098      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-602-001-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 42,700  | 0       | 0       | 3,944       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 366,900       | 366,900 | 366,900 | 150,042 | 150,042     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-602-002-00   | 2026 Est. T.C.V.    | MCSHANE STEPHEN J    |
| Property Class: 401 |                     | 6924 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L282 P947/87 L287 P184/88 L311 P196/90 LOT 2 DEERWOOD ACRES. SEC 31 T29N R13W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 120.00   | 250.00 | 0.9554 | 0.8707 | 2000 | 100   |                         | 199,654 |
| 120 Actual Front Feet, 0.69 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 199,654 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

Garages

Class: C Exterior: Pole (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 914    |
| Base Cost   | 1440 | 45,864 | 38,984 |

Totals: 46,939 39,898

Notes:

ECF (4031 RURAL) 2.200 => TCV: 87,776

2026 Est. T.C.V. 006-602-002-00 = 289,930

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2011 for 81,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 139,300                 | 139,300 | 139,300   | 42,056         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,700   | 0         | 1,135          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 145,000                 | 145,000 | 145,000   | 43,191         | 43,191      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-602-003-00   | 2026 Est. T.C.V.    | CONLEY SHARON M & STEPHEN S |
| Property Class: 401 |                     | S DUNNS FARM RD             |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

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L282 P947/87 L287 P184/88 L311 P196/90 LOT 3 DEERWOOD ACRES. SEC 31 T29N R13W.

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 120.00   | 250.00      | 0.9554 | 0.8707 | 2000       | 100   |              | 199,654 |
| 120 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 199,654 |

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2026 Est. T.C.V. 006-602-003-00 = 199,654

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/28/2008 for 52,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 99,800                  | 99,800 | 99,800    | 17,049         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 460            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 99,800                  | 99,800 | 99,800    | 17,509         | 17,509      | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-602-004-00   | 2026 Est. T.C.V.    | CONLEY STEPHEN S & SHARON |
| Property Class: 401 |                     | 7028 S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L307 P620 L380 P776 L489 P152/98 L912 P178/06 LOT 4 DEERWOOD ACRES. SEC 31 T29N  
R13W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| C 100' @ 2000/         | 114.00   | 252.00      | 0.9678 | 0.8724 | 2000       | 100          |        | 192,503 |
| 114 Actual Front Feet, | 0.66     | Total Acres |        |        | Total Est. | Land Value = |        | 192,503 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33     | 1700 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1680 SF Floor Area = 2520 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,680  |          |            |
|           |          |            | Total: | 320,965  | 256,772    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| CPP | 48 | 1,256 | 1,005 |
| WPP | 96 | 3,069 | 2,455 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 17,524 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,746 |
| Door Opener         | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 368,021 294,419

Notes: SUNRISE MANUFACTURED HOME: BOCA

ECF (4031 RURAL) 2.200 => TCV: 647,722

2026 Est. T.C.V. 006-602-004-00 = 842,725

Est. TCV/Total Floor Area = 334.41, Most recent sale 08/21/2006 for 280,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 362,200       | 362,200 | 362,200 | 134,153      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-602-004-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 59,200  | 0       | 0       | 3,622       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 421,400       | 421,400 | 421,400 | 137,775 | 137,775     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-602-005-00   | 2026 Est. T.C.V.    | STERN PETER ERIC     |
| Property Class: 401 |                     | 7034 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L282 P947 L293 P73 L456 P374 L510 P229 LOT 5 DEERWOOD ACRES. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 121.00   | 254.00 | 0.9535 | 0.8742 | 2000 | 100   |                         | 201,700 |
| 121 Actual Front Feet, 0.71 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 201,700 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 149  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 1184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 1184 |          |            |
| Total:  |          |            |      | 104,784  | 84,875     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,175 |
|--------------------|---|-------|-------|

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 9,503  | 7,697 |
| Water Well, 200 Feet | 1 | 10,774 | 8,727 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,075  | 871    |
| Base Cost   | 1184 | 51,208 | 41,478 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,241 |
|------------------|---|-------|-------|

Totals: 181,562 147,064

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 323,541

2026 Est. T.C.V. 006-602-005-00 = 530,241

Est. TCV/Total Floor Area = 447.84, Most recent sale 04/16/1999 for 29,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 242,700                 | 242,700 | 242,700   | 47,209         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 22,400  | 0         | 1,274          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 265,100                 | 265,100 | 265,100   | 48,483         | 48,483      | 48,483  |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-602-006-00   | 2026 Est. T.C.V.    | STERN PETER ERIC     |
| Property Class: 401 |                     | 7040 S DUNNS FARM RD |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L295 P460 L405 P131 L441 P649/97 L712 P476/03 LOT 6 DEERWOOD ACRES. SEC 31 T29N R13W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| C 100' @ 2000/         | 130.42   | 255.00      | 0.9358 | 0.8750 | 2000                    | 100   |        | 213,571 |
| 144 Actual Front Feet, | 0.72     | Total Acres |        |        | Total Est. Land Value = |       |        | 213,571 |

Land Improvement Cost Estimates

| Description                       | Rate  | Size              | % Good | Cash Value |
|-----------------------------------|-------|-------------------|--------|------------|
| Wood Frame                        | 32.90 | 80                | 50     | 1,316      |
| Total Estimated Land Improvements |       | True Cash Value = |        | 1,316      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 953 SF Floor Area = 953 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 953    |          |            |
|         |          |             | Total: | 139,111  | 111,291    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
|--------------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 161 | 3,529 | 2,823 |
| Treated Wood | 117 | 2,841 | 2,273 |
| Treated Wood | 50  | 1,723 | 1,378 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 162,051 129,644

Notes:

ECF (4031 RURAL) 2.200 => TCV: 285,217

2026 Est. T.C.V. 006-602-006-00 = 500,104

Est. TCV/Total Floor Area = 524.77, Most recent sale 03/31/1997 for 85,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 225,800                 | 225,800 | 225,800   | 66,817         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 24,300  | 0         | 1,804          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 250,100                 | 250,100 | 250,100   | 68,621         | 68,621      | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-602-007-00   | 2026 Est. T.C.V.    | STERN PETER E        |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L282 P947 L320 P816 L422 P738 L538 P229 L795 P566/04 LOT 7 DEERWOOD ACRES. SEC 31 T29N R13W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 106.50   | 252.00      | 0.9844 | 0.8724 | 2000       | 100   |              | 182,924 |
| 107 Actual Front Feet, | 0.62     | Total Acres |        |        | Total Est. |       | Land Value = | 182,924 |

2026 Est. T.C.V. 006-602-007-00 = 182,924

Est. TCV/Total Floor Area = 191.95, Most recent sale 10/01/2013 for 38,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 91,500                  | 91,500 | 91,500    | 15,117         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 408            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 91,500                  | 91,500 | 91,500    | 15,525         | 15,525      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-602-008-00   | 2026 Est. T.C.V.    | DINOVO MATTHEW & LYNSEY |
| Property Class: 401 |                     | 7076 S DUNNS FARM RD    |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L432 P107 L432 P108 L503 P952 L549 P596 L823 P524/04 L890 P431/05 LOT 8 DEERWOOD  
ACRES. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 120.00   | 250.00      | 0.9554 | 0.8707 | 2000       | 100   |              | 199,654 |
| 120 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 199,654 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 50   | 50     | 461        |
| D/W/P: Crushed Rock        | 2.31  | 1500 | 0      | 0          |
| D/W/P: Flagstone/Sand      | 21.39 | 250  | 0      | 0          |
| Wood Frame                 | 23.26 | 375  | 50     | 4,361      |
| Wood Frame                 | 35.72 | 64   | 50     | 1,143      |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 100    | 5,000      |

#### Ad-Hoc Unit-In-Place Items

| Description                       | Rate  | Size | % Good | Cash Value               |
|-----------------------------------|-------|------|--------|--------------------------|
| /CI16/YARI/CHALF/04'/211          | 14.00 | 300  | 50     | 2,100                    |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 13,065 |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,440  |          |            |
|         |          |             | Total: | 201,536  | 130,998    |

#### Other Additions/Adjustments

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 2,969 |
|----------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Treated Wood          | 120 | 2,897 | 1,883 |
| Treated Wood          | 340 | 5,766 | 3,748 |
| w/Roof (Roof portion) | 180 | 3,082 | 2,003 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 231,245 150,310

Notes:

ECF (4031 RURAL) 2.200 => TCV: 330,682

2026 Est. T.C.V. 006-602-008-00 = 543,401

Est. TCV/Total Floor Area = 377.36, Most recent sale 09/30/2024 for 518,500

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 235,300       | 235,300 | 235,300 | 235,300      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-602-008-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 8,100         | 28,300  | 0       | 8,100   | 6,353       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 271,700       | 271,700 | 271,700 | 249,753 | 249,753     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-602-009-00   | 2026 Est. T.C.V.    | DYKSTRA JAMES E & JANICE L |
| Property Class: 401 |                     | 7088 S DUNNS FARM RD       |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L282 P947 L302 P109/89DC L638 P510/02 LOT 9 DEERWOOD ACRES. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 120.00   | 250.00      | 0.9554 | 0.8707 | 2000       | 100   |              | 199,654 |
| 120 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 199,654 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 168  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1496 SF Floor Area = 2160 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,328 |          |            |
| 1 Story   | Siding   | Slab        | 168   |          |            |
|           |          | Total:      |       | 252,796  | 164,296    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 160 | 7,416 | 4,820 |
|---------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 26,865 | 17,462 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

Totals: 316,465 205,681

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 452,498

2026 Est. T.C.V. 006-602-009-00 = 654,652

Est. TCV/Total Floor Area = 303.08, Most recent sale 08/27/2012 for 191,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 288,500                 | 288,500 | 288,500   | 124,550        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 38,800  | 0         | 3,362          | 0      |

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Parcel Number: 45-006-602-009-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 327,300       | 327,300 | 327,300 | 127,912 | 127,912     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-602-010-00   | 2026 Est. T.C.V.    | CHAVALIA JASON L & REBECCA S |
| Property Class: 401 |                     | 7100 S DUNNS FARM RD         |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L282 P947/87 L302 P108/89 L739 P401/03 LOT 10 DEERWOOD ACRES. SEC 31 T29N R13W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 120.00   | 250.00      | 0.9554 | 0.8707 | 2000       | 100   |              | 199,654 |
| 120 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 199,654 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 132  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 2800 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1576 SF Floor Area = 2534 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 680  |          |            |
| 1.5 Story  | Siding   | Basement   | 896  |          |            |
| Total:     |          |            |      | 345,512  | 224,594    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CPP            | 44  | 1,188  | 772   |
| CGEP (1 Story) | 240 | 15,276 | 9,929 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 27,620 | 17,953 |
| Storage Over Garage | 264 | 3,564  | 2,317  |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 2   | 1,075  | 699    |

Class: C Exterior: Pole (Unfinished)

|           |     |       |       |
|-----------|-----|-------|-------|
| Base Cost | 198 | 7,461 | 4,850 |
|-----------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

Totals: 428,175 278,326

Notes:

ECF (4031 RURAL) 2.200 => TCV: 612,317

2026 Est. T.C.V. 006-602-010-00

= 816,721

Parcel Number: 45-006-602-010-00

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 Est. TCV/Total Floor Area = 322.31, Most recent sale 09/04/2019 for 315,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 349,000       | 349,000        | 349,000 | 183,687      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 5,400         | 54,000         | 0       | 5,400        | 4,959          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 408,400       | 408,400        | 408,400 | 194,046      | 194,046        | 194,046 |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-602-011-00   | 2026 Est. T.C.V.    | BOYER MIKE & DEBBIE FAMILY TRUST |
| Property Class: 401 |                     | 7122 S DUNNS FARM RD             |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

L282 P947/87 L285 P354/88 L300 P337/89 LOT 11 DEERWOOD ACRES. SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 115.00   | 250.00      | 0.9657 | 0.8707 | 2000       | 100   |              | 193,382 |
| 115 Actual Front Feet, | 0.66     | Total Acres |        |        | Total Est. |       | Land Value = | 193,382 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1500 | 95     | 4,503      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,003      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1044 SF Floor Area = 1452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 816  |          |            |
| 1 Story   | Siding   | Crawl Space | 228  |          |            |
| Total:    |          |             |      | 182,854  | 118,855    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 204 | 8,760  | 5,694 |
| WGEP (1 Story) | 111 | 11,195 | 7,277 |
| CCP (1 Story)  | 336 | 8,820  | 5,733 |
| WCP (1 Story)  | 111 | 5,588  | 3,632 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 580 | 8,178 | 5,316 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 400 | 19,064 | 12,392 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -858   |
| Door Opener           | 1   | 537    | 349    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 732 | 28,848 | 18,751 |
| Storage Over Garage | 549 | 7,412  | 4,818  |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|



Totals: 305,226 198,399

Notes:

ECF (4031 RURAL) 2.200 => TCV: 436,478

2026 Est. T.C.V. 006-602-011-00 = 636,863

Est. TCV/Total Floor Area = 438.61, Most recent sale 06/23/1989 for 56,900

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 282,400       | 282,400        | 282,400 | 123,092      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 36,000         | 0       | 0            | 3,323          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 318,400       | 318,400        | 318,400 | 126,415      | 126,415        | 126,415 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-603-001-00   | 2026 Est. T.C.V.    | KUNSELMAN DENISE & SCOTT |
| Property Class: 401 |                     | 1 EAST SHORE             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L366 P814 L380 P955 L415 P39 L550 P181 L564 P180/00 L586 P111/01 L600 P998/01  
 L780 P898/03 L842 P62/05 UNIT 1 EAST SHORE CONDOMINIUM SEC 14 T29N R14W. AKA  
 MANITOU SHORES EAST

#### Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|-------------------------|---------|--------|---------|
| H603 EASTS EASTSHORE CONDO |          |             | 1     | Units | 400000                  | 0.00000 | 100    | 400,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. Land Value = |         |        | 400,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1393 SF Floor Area = 2438 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,393  |          |            |
|            |          |            | Total: | 383,057  | 287,292    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 752 | 20,560 | 15,420 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 555 | 8,419 | 6,314 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,341 |
| Door Opener            | 1 | 672   | 504   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 16,991 | 12,743 |
| Heat Circulator  | 1 | 927    | 695    |

Totals: 458,453 343,837

#### Notes:

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 2.200 => TCV: 756,441

2026 Est. T.C.V. 006-603-001-00 = 1,156,441

Est. TCV/Total Floor Area = 474.34, Most recent sale 03/04/2014 for 730,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 509,800       | 509,800    | 509,800 | 477,919      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 68,400     | 0       | 0            | 12,903         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 578,200       | 578,200    | 578,200 | 490,822      | 490,822        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-603-002-00   | 2026 Est. T.C.V.    | HUNTER JAMES C & DENISE L |
| Property Class: 401 |                     | 2 EAST SHORE              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L366 P814 L366 P996/93 UNIT 2 EAST SHORE CONDOMINIUM REC IN LIBER 363 PAGES  
201-239 SEC 14 T29N R14W. AKA MANITOU SHORES EAST

#### Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H603 EASTS EASTSHORE CONDO |          |       | 1 Units     | 400000 | 0.00000 | 100   | LAKEFRONT               | 400,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 400,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1389 SF Floor Area = 2431 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,389  |          |            |
|            |          |            | Total: | 431,056  | 344,828    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 752 | 22,778 | 18,222 |
| Basement, Outside Entrance, Below Grade | 1   | 4,609  | 3,687  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 4 | 41,101 | 32,881 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 186 | 12,023 | 9,618 |
| WPP           | 225 | 7,358  | 5,886 |
| WPP           | 186 | 6,681  | 5,345 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 165 | 3,960 | 3,168 |
|--------------|-----|-------|-------|

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,764 | 3,811 |
| Door Opener            | 1 | 752   | 602   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,760 |
| Public Sewer | 1 | 2,200 | 1,760 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
| Dishwasher       | 1 | 1,444 | 1,155 |
| Vented Hood      | 1 | 940   | 752   |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,683 |
|------------------|---|-------|-------|

Totals: 561,577 449,244

#### Notes:

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 2.200 => TCV: 988,337

2026 Est. T.C.V. 006-603-002-00 = 1,388,337

Est. TCV/Total Floor Area = 571.10, Most recent sale 04/18/2014 for 835,000

| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 605,800       | 605,800            | 605,800 | 501,266      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-603-002-00

Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 88,400  | 0       | 0       | 13,534      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 694,200       | 694,200 | 694,200 | 514,800 | 514,800     | 514,800 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-603-003-00   | 2026 Est. T.C.V.    | NAUER RICHARD L & KATHLEEN A |
| Property Class: 401 |                     | 3 EAST SHORE                 |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L366 P814 L374 P796-797/93 UNIT 3 EAST SHORE CONDOMINIUM REC IN LIBER 363 PAGES  
201-239 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H603 EASTS EASTSHORE CONDO |          |       | 1 Units     | 400000 | 0.00000    | 100   |              | 400,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 400,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Hot Water  
Ground Area = 1374 SF Floor Area = 2452 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,374  |          |            |
| 1 Story    | Siding   | Overhang   | 48     |          |            |
|            |          |            | Total: | 394,975  | 315,979    |

## Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 752 | 20,560 | 16,448 |
|-----------------|-----|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 4 | 26,863 | 21,490 |

## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 219 | 11,918 | 9,534 |
| WPP           | 278 | 6,972  | 5,578 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 186 | 4,124 | 3,299 |
| Treated Wood | 165 | 3,802 | 3,042 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 3,564 |
| Door Opener            | 1 | 672   | 538   |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
| Dishwasher       | 1 | 1,175 | 940   |
| Vented Hood      | 1 | 799   | 639   |

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 494,750 395,799

## Notes:

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 2.200 => TCV: 870,758

2026 Est. T.C.V. 006-603-003-00 = 1,270,758

Est. TCV/Total Floor Area = 518.25, Most recent sale 11/05/1993 for 175,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 557,500                 | 557,500 | 557,500   | 332,676        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 77,900  | 0         | 8,982          | 0      |

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Parcel Number: 45-006-603-003-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 635,400       | 635,400 | 635,400 | 341,658 | 341,658     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-603-004-00   | 2026 Est. T.C.V.    | BIGGS CHRISTIAN & ELLEN |
| Property Class: 401 |                     | 4 EAST SHORE            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L366 P814/93 L389 P162/94 L903 P75/06 UNIT 4 EAST SHORE CONDOMINIUM REC IN LIBER  
363 PAGES 201-239 SEC 14 T29N R14W. AKA - MANITOU SHORES EAST

#### Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H603 EASTS EASTSHORE CONDO |          |             | 1 Units | 400000 | 0.00000    | 100          |        | 400,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 400,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2015

(11) Heating System: Heat Pump

Ground Area = 1438 SF Floor Area = 2157 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,438  |          |            |
|           |          |            | Total: | 361,200  | 332,303    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1438 | 39,315 | 36,170 |
|-----------------|------|--------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,577 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,965  |
| 3 Fixture Bath     | 3 | 20,147 | 18,535 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,098 |
| Water Well, 100 Feet | 1 | 6,514 | 5,993 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 215 | 11,778 | 10,836 |
| WPP           | 73  | 3,489  | 3,210  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 4,455 | 4,099 |
| Door Opener            | 1 | 672   | 618   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,658 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,374 |
|----------------|---|-------|-------|

Totals: 466,778 429,436

Notes: 2 BATH UPSTAIRS, 1 MAIN FLOOR, 1 BASEMENT WITH BASEMENT GARAGE

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 2.200 => TCV: 944,759

2026 Est. T.C.V. 006-603-004-00 = 1,344,759

Est. TCV/Total Floor Area = 623.44, Most recent sale 03/02/2018 for 899,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 589,700       | 589,700    | 589,700 | 538,316      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 82,700     | 0       | 0            | 14,534         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 672,400       | 672,400    | 672,400 | 552,850      | 552,850        | 552,850 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-603-005-00   | 2026 Est. T.C.V.    | JORDAN-TANK TRUST    |
| Property Class: 402 |                     | EAST SHORE           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L391 P680 L392 P397 L488 P726 L519 P188 UNIT 5 EAST SHORE CONDOMINIUM REC IN  
LIBER 363 PAGES 201-239 SEC 14 T29N R14W.

Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H603 EASTS EASTSHORE CONDO |          |       | 1 Units     | 400000 | 0.00000 | 100   |                         | 400,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 400,000 |

2026 Est. T.C.V. 006-603-005-00 = 400,000

Est. TCV/Total Floor Area = 185.44, Most recent sale 02/25/2022 for 250,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 200,000                 | 200,000 | 200,000 | 135,318      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 3,653          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 200,000                 | 200,000 | 200,000 | 138,971      | 138,971        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-00   | 2026 Est. T.C.V.    | SWEET REALTY LLC     |
| Property Class: 407 |                     | 1 FISH HOUSE 1A      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L464 P576/98 UNIT 1A FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853  
P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 227,637 | 24,581 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

2026 Est. T.C.V. 006-604-001-00 = 314,078

Est. TCV/Total Floor Area = 254.93, Most recent sale 01/30/1998 for 80,827

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 98,600                  | 98,600  | 98,600    | 74,966         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 58,400  | 0         | 2,024          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 157,000                 | 157,000 | 157,000   | 76,990         | 76,990      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-10   | 2026 Est. T.C.V.    | KUBIAK DAVID         |
| Property Class: 407 |                     | 1 FISH HOUSE 1B      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L481 P178/98 L584 P553/01 L599 P996/01 UNIT 1B FISH HOUSE CONDOMINIUM REC IN  
L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 227,637 | 24,581 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

2026 Est. T.C.V. 006-604-001-10 = 314,078

Est. TCV/Total Floor Area = 254.93, Most recent sale 06/23/2022 for 195,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 98,600        | 98,600     | 98,600  | 98,600       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 58,400     | 0       | 0            | 2,662          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 157,000       | 157,000    | 157,000 | 101,262      | 101,262        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-604-001-20   | 2026 Est. T.C.V.    | VAN BOXTEL MICHAEL J. TRUST |
| Property Class: 407 |                     | 1 FISH HOUSE 1C             |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L471 P363/98 DC L889 P902/06 UNIT 1C FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

#### Other Additions/Adjustments

|                          |     |         |        |           |
|--------------------------|-----|---------|--------|-----------|
| Recreation Room          | 656 | 12,687  | 1,370  |           |
| Plumbing                 |     |         |        |           |
| Average Fixture(s)       | 1   | 1,451   | 157    |           |
| 3 Fixture Bath           | 1   | 4,567   | 493    |           |
| Deck                     |     |         |        |           |
| Treated Wood             | 200 | 4,062   | 439    |           |
| Water/Sewer              |     |         |        |           |
| Public Water             | 1   | 1,494   | 161    |           |
| Public Sewer             | 1   | 1,494   | 161    |           |
| Built-Ins                |     |         |        |           |
| Appliance Allow.         | 1   | 2,767   | 299    |           |
| Fireplaces               |     |         |        |           |
| Interior 2 Story         | 1   | 6,649   | 718    |           |
| Unit-in-Place Cost Items |     |         |        |           |
|                          | 1   | 0       | 0      | *97% Good |
| Totals:                  |     | 227,637 | 24,581 |           |

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-604-001-20                                             | = | 314,078 |
| Est. TCV/Total Floor Area = 254.93, Most recent sale 04/20/2009 for 180,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 98,600 98,600 98,600 79,136 2.70                                            |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 58,400 0 0 2,136 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 157,000 157,000 157,000 81,272 81,272 0                                     |   |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-30   | 2026 Est. T.C.V.    | ALEXIADES NICHOLAS   |
| Property Class: 407 |                     | 1 FISH HOUSE 1D      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L471 P363/98 DC L889 P902/06 UNIT 1D FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 227,637 | 24,581 |
|---------|---------|--------|

#### Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

2026 Est. T.C.V. 006-604-001-30 = 314,078

Est. TCV/Total Floor Area = 254.93, Most recent sale 01/30/1998 for 161,655

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 98,600                  | 98,600  | 98,600    | 74,966         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 58,400  | 0         | 2,024          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 157,000                 | 157,000 | 157,000   | 76,990         | 76,990      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-40   | 2026 Est. T.C.V.    | WILSON TARA L TRUST  |
| Property Class: 407 |                     | 1 FISH HOUSE 1E      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L471 P135 L472 P771 UNIT 1E FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST  
AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 227,637 | 24,581 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

2026 Est. T.C.V. 006-604-001-40 = 314,078

Est. TCV/Total Floor Area = 254.93, Most recent sale 01/30/1998 for 161,655

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 98,600                  | 98,600  | 98,600    | 74,966         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | 58,400  | 0         | 2,024          | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 157,000                 | 157,000 | 157,000   | 76,990         | 76,990      |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-50   | 2026 Est. T.C.V.    | CHRISTO KENDRA TRUST |
| Property Class: 407 |                     | 1 FISH HOUSE 1F      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L471 P135 L472 P771/98 UNIT 1F FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST  
AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 227,637 | 24,581 |
|---------|---------|--------|

#### Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

2026 Est. T.C.V. 006-604-001-50 = 314,078

Est. TCV/Total Floor Area = 254.93, Most recent sale 01/30/1998 for 161,655

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 98,600        | 98,600     | 98,600  | 74,966       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 58,400     | 0       | 0            | 2,024          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 157,000       | 157,000    | 157,000 | 76,990       | 76,990         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-60   | 2026 Est. T.C.V.    | DODGE FISH HOUSE LLC |
| Property Class: 407 |                     | 1 FISH HOUSE 1G      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L469 P140/98 L694 P619/02 UNIT 1G FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

Other Additions/Adjustments

|                          |     |         |        |           |
|--------------------------|-----|---------|--------|-----------|
| Recreation Room          | 656 | 12,687  | 1,370  |           |
| Plumbing                 |     |         |        |           |
| Average Fixture(s)       | 1   | 1,451   | 157    |           |
| 3 Fixture Bath           | 1   | 4,567   | 493    |           |
| Deck                     |     |         |        |           |
| Treated Wood             | 200 | 4,062   | 439    |           |
| Water/Sewer              |     |         |        |           |
| Public Water             | 1   | 1,494   | 161    |           |
| Public Sewer             | 1   | 1,494   | 161    |           |
| Built-Ins                |     |         |        |           |
| Appliance Allow.         | 1   | 2,767   | 299    |           |
| Fireplaces               |     |         |        |           |
| Interior 2 Story         | 1   | 6,649   | 718    |           |
| Unit-in-Place Cost Items |     |         |        |           |
|                          | 1   | 0       | 0      | *97% Good |
| Totals:                  |     | 227,637 | 24,581 |           |

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-604-001-60                                             | = | 314,078 |
| Est. TCV/Total Floor Area = 254.93, Most recent sale 07/27/2018 for 137,500 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 98,600 98,600 98,600 80,313 2.70                                            |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 58,400 0 0 2,168 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 157,000 157,000 157,000 82,481 82,481 0                                     |   |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-001-70   | 2026 Est. T.C.V.    | SWEET REALTY LLC     |
| Property Class: 407 |                     | 1 FISH HOUSE 1H      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L481 P238/98 DC L889 P902/06 L889 P903/06 UNIT 1H FISH HOUSE CONDOMINIUM REC IN  
L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 616 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 616    |          |            |
|         |          |            | Total: | 192,466  | 20,783     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 227,637 | 24,581 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,078

2026 Est. T.C.V. 006-604-001-70 = 314,078

Est. TCV/Total Floor Area = 254.93, Most recent sale 01/31/2006 for 220,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|---------|-----------|----------------|---------------------|
| 98,600                  | 98,600  | 98,600    | 79,136         | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 58,400  | 0         | 2,136          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 157,000                 | 157,000 | 157,000   | 81,272         | 81,272 0            |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-604-002-00   | 2026 Est. T.C.V.    | DOW STEPHEN J & JANET |
| Property Class: 407 |                     | 2 FISH HOUSE 2A       |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L465 P029 L521 P618/99 L755 P821/03 UNIT 2A FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 228,709 | 24,699 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

2026 Est. T.C.V. 006-604-002-00 = 314,338

Est. TCV/Total Floor Area = 253.50, Most recent sale 08/12/2003 for 171,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 98,700                  | 98,700  | 98,700    | 79,260         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | 58,500  | 0         | 2,140          | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 157,200                 | 157,200 | 157,200   | 81,400         | 81,400      |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-604-002-10   | 2026 Est. T.C.V.    | RABAUT ROBERT & SANDRA |
| Property Class: 407 |                     | 2 FISH HOUSE 2B        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L465 P030/98 L558 P55/00 L598 P731/01 UNIT 2B FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H604 FISHH FISH HOUSE | 260K     |             | 1     | Units      | 260000.00000 | 100   |        | 260,000 |
|                       | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 228,709 | 24,699 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

2026 Est. T.C.V. 006-604-002-10 = 314,338

Est. TCV/Total Floor Area = 253.50, Most recent sale 08/30/2001 for 170,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|---------|-----------|----------------|---------------------|
| 98,700                  | 98,700  | 98,700    | 79,260         | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 58,500  | 0         | 2,140          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 157,200                 | 157,200 | 157,200   | 81,400         | 81,400 0            |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-604-002-20   | 2026 Est. T.C.V.    | JACOBS LISA R & DANNY E |
| Property Class: 407 |                     | 2 FISH HOUSE 2C         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L464 P479/98 UNIT 2C FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853  
P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 228,709 | 24,699 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

2026 Est. T.C.V. 006-604-002-20 = 314,338

Est. TCV/Total Floor Area = 253.50, Most recent sale 04/18/2014 for 134,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 98,700                  | 98,700  | 98,700    | 79,260         | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | 58,500  | 0         | 2,140          | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 157,200                 | 157,200 | 157,200   | 81,400         | 81,400      |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-604-002-30   | 2026 Est. T.C.V.    | WITTE JAMES L & PAMELA G TRUST |
| Property Class: 407 |                     | 2 FISH HOUSE 2D                |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L487 P676 L533 L101/00 UNIT 2D FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST  
AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 228,709 | 24,699 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

2026 Est. T.C.V. 006-604-002-30 = 314,338

Est. TCV/Total Floor Area = 253.50, Most recent sale 10/09/2015 for 128,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|---------|-----------|----------------|---------------------|
| 98,700                  | 98,700  | 98,700    | 79,260         | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 58,500  | 0         | 2,140          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 157,200                 | 157,200 | 157,200   | 81,400         | 81,400 0            |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-002-40   | 2026 Est. T.C.V.    | CINCINNATUS LLC      |
| Property Class: 407 |                     | 2 FISH HOUSE 2E      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L472 P382/98 UNIT 2E FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853  
P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 228,709 | 24,699 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

2026 Est. T.C.V. 006-604-002-40 = 314,338

Est. TCV/Total Floor Area = 253.50, Most recent sale 05/30/2019 for 159,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|---------|-----------|----------------|---------------------|
| 98,700                  | 98,700  | 98,700    | 82,507         | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 58,500  | 0         | 2,227          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 157,200                 | 157,200 | 157,200   | 84,734         | 84,734 0            |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-604-002-50   | 2026 Est. T.C.V.    | BERGER COHN JANET M TRUST |
| Property Class: 407 |                     | 2 FISH HOUSE 2F           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L465 P031 L537 P776/00 UNIT 2F FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST  
AMEND L853 P323-328 SEC 14 T29N R14W.

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 656 | 12,687 | 1,370 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 157 |
| 3 Fixture Bath     | 1 | 4,567 | 493 |

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 200 | 4,062 | 439 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,494 | 161 |
| Public Sewer | 1 | 1,494 | 161 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 299 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 6,649 | 718 |
|------------------|---|-------|-----|

Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *97% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 228,709 | 24,699 |
|---------|---------|--------|

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

2026 Est. T.C.V. 006-604-002-50 = 314,338

Est. TCV/Total Floor Area = 253.50, Most recent sale 01/30/1998 for 77,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM                 |
|-------------------------|---------|-----------|----------------|---------------------|
| 98,700                  | 98,700  | 98,700    | 74,966         | 2.70                |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses              |
| 0                       | 58,500  | 0         | 2,024          | 0                   |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- PRE/MBT |
| 157,200                 | 157,200 | 157,200   | 76,990         | 76,990 0            |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-604-002-60   | 2026 Est. T.C.V.    | GRYGOTIS TIMOTHY     |
| Property Class: 407 |                     | 2 FISH HOUSE 2G      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L465 P151/98 L602 P299/01 UNIT 2G FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

## Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost  |
|-----------------------------|--------------------|------------|---------|----------|-------------|
| 2 Story                     | Siding             | Basement   | 620     |          |             |
|                             |                    |            | Total:  | 193,538  | 20,901      |
| Other Additions/Adjustments |                    |            |         |          |             |
|                             | Recreation Room    |            | 656     | 12,687   | 1,370       |
| Plumbing                    |                    |            |         |          |             |
|                             | Average Fixture(s) |            | 1       | 1,451    | 157         |
|                             | 3 Fixture Bath     |            | 1       | 4,567    | 493         |
| Deck                        |                    |            |         |          |             |
|                             | Treated Wood       |            | 200     | 4,062    | 439         |
| Water/Sewer                 |                    |            |         |          |             |
|                             | Public Water       |            | 1       | 1,494    | 161         |
|                             | Public Sewer       |            | 1       | 1,494    | 161         |
| Built-Ins                   |                    |            |         |          |             |
|                             | Appliance Allow.   |            | 1       | 2,767    | 299         |
| Fireplaces                  |                    |            |         |          |             |
|                             | Interior 2 Story   |            | 1       | 6,649    | 718         |
| Unit-in-Place Cost Items    |                    |            |         |          |             |
|                             |                    |            | 1       | 0        | 0 *97% Good |
|                             |                    |            | Totals: | 228,709  | 24,699      |

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-604-002-60                                             | = | 314,338 |
| Est. TCV/Total Floor Area = 253.50, Most recent sale 08/01/2025 for 325,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 98,700 98,700 98,700 79,260 2.70                                            |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 58,500 0 0 77,940 0                                                       |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 157,200 157,200 157,200 81,400 157,200 0                                    |   |         |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-604-002-70   | 2026 Est. T.C.V.    | THIEME R KEVIN & BRIDGIT H |
| Property Class: 407 |                     | 2 FISH HOUSE 2H            |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L465 P150/98 L610 P392/01 UNIT 2H FISH HOUSE CONDOMINIUM REC IN L455  
P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H604 FISHH FISH HOUSE 260K |          |       | 1 Units     | 260000 | 0.00000 | 100   |                         | 260,000 |
|                            | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 620 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 620    |          |            |
|         |          |            | Total: | 193,538  | 20,901     |

#### Other Additions/Adjustments

|                          |     |         |        |           |
|--------------------------|-----|---------|--------|-----------|
| Recreation Room          | 656 | 12,687  | 1,370  |           |
| Plumbing                 |     |         |        |           |
| Average Fixture(s)       | 1   | 1,451   | 157    |           |
| 3 Fixture Bath           | 1   | 4,567   | 493    |           |
| Deck                     |     |         |        |           |
| Treated Wood             | 200 | 4,062   | 439    |           |
| Water/Sewer              |     |         |        |           |
| Public Water             | 1   | 1,494   | 161    |           |
| Public Sewer             | 1   | 1,494   | 161    |           |
| Built-Ins                |     |         |        |           |
| Appliance Allow.         | 1   | 2,767   | 299    |           |
| Fireplaces               |     |         |        |           |
| Interior 2 Story         | 1   | 6,649   | 718    |           |
| Unit-in-Place Cost Items |     |         |        |           |
|                          | 1   | 0       | 0      | *97% Good |
| Totals:                  |     | 228,709 | 24,699 |           |

#### Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.200 => TCV: 54,338

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-604-002-70                                             | = | 314,338 |
| Est. TCV/Total Floor Area = 253.50, Most recent sale 11/05/2001 for 175,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 98,700 98,700 98,700 79,260 2.70                                            |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 58,500 0 0 2,140 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 157,200 157,200 157,200 81,400 81,400 0                                     |   |         |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-605-001-00   | 2026 Est. T.C.V.    | DECONINCK DERIK & LISA |
| Property Class: 401 |                     | 5772 S DUNNS FARM RD   |
| Map #: 43           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

1291P255 L306P118 LOT 1, FISHER SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGES 41 AND 42 LEELANAU COUNTY RECORDS. EXCEPT THAT PORTION COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 OF THE PLAT OF FISHER SHORES, AS THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 73°14'35" EAST 57.21 FEET; THENCE SOUTH 37°08'30" WEST 71.61 FEET; THENCE NORTH 64°48'55" WEST TO THE WESTERLY LINE OF LOT 1; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 29°03'15" EAST TO THE POINT OF BEGINNING. AND THE METES AND BOUNDS SEWER EASEMENT OF PARCEL 006-124-004-10 DESCRIBED AS SITUATED IN THE TOWNSHIP OF GLEN ARBOR COUNTY OF LEELANAU, AND STATE OF MICHIGAN: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT I OF THE PLAT OF FISHER SHORES, RECORDED IN LIBER 7 OF PLATS, PAGES 41 AND 42, BEING IN PART OF GOVERNMENT LOT-??, SECTION 24, TOWN 29 NORTH, RANGE 14 WEST; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 73°14'35" EAST 57.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 73°14'35" EAST 39.82 FEET; THENCE SOUTH 40°20'50" WEST 78.63 FEET; THENCE NORTH 64°48'55" WEST 33.66 FEET; THENCE NORTH 37°08'30" EAST 71.6.1 FEET TO THE POINT OF BEGINNING. FORMERLY ABV AS L190P947 L273 P505/87 L301 P358/89 L717 P532/03 LOT 1 SUBJECT TO EASEMENT FISHER SHORES SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason                                 | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|----------------------------------------|---------|
| GROUP B 7000/                           | 100.00   | 200.00 | 0.7846 | 0.8513 | 7000       | 100   |                                        | 467,563 |
| GROUP B 7000/                           | 100.00   | 200.00 | 0.7846 | 0.8513 | 7000       | 50    | SURPLUS: DRAIN FIELD & WELL LIMITATION | 233,78  |
| 200 Actual Front Feet, 0.92 Total Acres |          |        |        |        | Total Est. |       | Land Value =                           | 701,345 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = 1154 SF Floor Area = 1442 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,154  |          |            |
|            |          |             | Total: | 192,458  | 144,343    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 171 | 7,781 | 5,836 |
|---------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 687 | 27,617 | 20,713 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -990   |
| Door Opener           | 2   | 1,075  | 806    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 676 | 27,304 | 20,478 |
| Door Opener | 1   | 537    | 403    |

Parcel Number: 45-006-605-001-00

Page: 2

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 278,036 | 208,525 |
|---------|--|---------|---------|

Notes: SPIRAL STAIRCASE IN MIDDLE OF HOUSE

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 563,018

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2026 Est. T.C.V. 006-605-001-00 = 1,269,363

Est. TCV/Total Floor Area = 880.28, Most recent sale 03/29/2017 for 700,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 575,800                 | 575,800 | 575,800   | 308,848        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 58,900  | 0         | 8,338          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 634,700                 | 634,700 | 634,700   | 317,186        | 317,186     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-605-002-00   | 2026 Est. T.C.V.    | DECONINCK ARTHUR T & BIRUTA TRUST |
| Property Class: 401 |                     | 5780 S DUNNS FARM RD              |
| Map #: 44,43        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L190P947 L233 P90/82 LOT 2 FISHER SHORES SEC 24 T29N R14W.

## Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason               | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|----------------------|---------|
| GROUP B 7000/                           | 100.00   | 300.00 | 0.8221 | 0.8866 | 7000 | 100   |                      | 510,208 |
| GROUP B 7000/                           | 75.00    | 300.00 | 0.8221 | 0.8866 | 7000 | 50    | SURPLUS: ZONING 100' | 191,328 |
| 175 Actual Front Feet, 1.21 Total Acres |          |        |        |        |      |       |                      |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                      | 701,535 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1636 SF Floor Area = 3643 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 2 Story   | Siding   | Crawl Space | 1,284 |          |            |
| 1 Story   | Siding   | Crawl Space | 352   |          |            |
| 0.5 Story | Siding   | Overhang    | 6     |          |            |
| 1 Story   | Siding   | Overhang    | 48    |          |            |
| 1 Story   | Siding   | Overhang    | 672   |          |            |
| Total:    |          |             |       | 429,887  | 279,410    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |
| Separate Shower    | 1 | 1,336 | 868   |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WGEP (1 Story) | 70 | 8,219 | 5,342 |
|----------------|----|-------|-------|

## Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 80  | 2,225  | 1,446 |
| Treated Wood | 823 | 10,691 | 6,949 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 896 | 40,535 | 26,348 |
| Door Opener | 2   | 1,075  | 699    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 521,004 | 338,635 |
|---------|---------|---------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 914,315

2026 Est. T.C.V. 006-605-002-00 = 1,620,850

Est. TCV/Total Floor Area = 444.92, Most recent sale 09/29/1982 for 25,000

Parcel Number: 45-006-605-002-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 744,200  | 744,200        | 744,200 | 230,342      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 66,200         | 0       | 0            | 6,219          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 810,400  | 810,400        | 810,400 | 236,561      | 236,561        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-605-003-00   | 2026 Est. T.C.V.    | FAULSTICH KENDALL P ET AL |
| Property Class: 401 |                     | S DUNNS FARM RD           |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

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L230 P804/82 L253 P794/85 L616 P719/01 LOT 3 FISHER SEC 24 T29N R14W.

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Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason               | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|----------------------|---------|
| GROUP A 9000/          | 100.00   | 370.00      | 0.9365 | 0.7061 | 9000       | 100   |                      | 595,151 |
| GROUP B 7000/          | 30.00    | 370.00      | 0.9123 | 0.9054 | 7000       | 50    | SURPLUS: ZONING 100' | 86,722  |
| 130 Actual Front Feet, | 1.10     | Total Acres |        |        | Total Est. |       | Land Value =         | 681,873 |

---

2026 Est. T.C.V. 006-605-003-00 = 681,873

Est. TCV/Total Floor Area = 187.17, Most recent sale 04/19/1985 for 20,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 334,700                 | 334,700 | 334,700   | 119,659        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 6,200   | 0         | 3,230          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 340,900                 | 340,900 | 340,900   | 122,889        | 122,889     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-605-004-00   | 2026 Est. T.C.V.    | FAULSTICH GEORGE L JR TRUST |
| Property Class: 401 |                     | 5816 S DUNNS FARM RD        |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L190P947 L204P214 LOT 4 FISHER SHORES SEC 24 T29N R14W.

## Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason               | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|----------------------|---------|
| GROUP A 9000/                           | 100.00   | 425.00 | 0.9554 | 0.7412 | 9000 | 100   |                      | 637,358 |
| GROUP B 7000/                           | 20.00    | 425.00 | 0.9382 | 0.9180 | 7000 | 50    | SURPLUS: ZONING 100' | 60,287  |
| 120 Actual Front Feet, 1.17 Total Acres |          |        |        |        |      |       |                      |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                      | 697,645 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size  | % Good | Cash Value |
|-----------------------------------------------------|----------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 10000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |       |        |            |
| Description                                         | Rate     | Size  | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1     | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |       |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1980

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2148 SF Floor Area = 4238 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,237 |          |            |
| 1 Story | Siding   | Crawl Space | 911   |          |            |
| 1 Story | Siding   | Overhang    | 853   |          |            |
| Total:  |          |             |       | 510,368  | 357,307    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CGEP (1 Story) | 88 | 7,556 | 5,289 |
|----------------|----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 639 | 8,710 | 6,097 |
| Treated Wood | 240 | 4,591 | 3,214 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 864 | 41,913 | 29,339 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,072 |
| Door Opener           | 2   | 1,343  | 940    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 6,649 | 4,654 |
| Direct-Vented Gas | 1 | 3,022 | 2,115 |

Totals: 605,090 423,612

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 1,143,752

Parcel Number: 45-006-605-004-00

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2026 Est. T.C.V. 006-605-004-00 = 1,848,897  
 Est. TCV/Total Floor Area = 436.27, Most recent sale 09/23/1978 for 40,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 900,100       | 900,100        | 900,100 | 290,995      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 24,300         | 0       | 0            | 7,856          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 924,400       | 924,400        | 924,400 | 298,851      | 298,851        | 298,851 |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-605-005-00   | 2026 Est. T.C.V.    | FAULSTICH KENDALL P & |
| Property Class: 402 |                     | S DUNNS FARM RD       |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

L616 P716/01 LOT 5 FISHER SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
LIBER 7 OF PLATS ON PAGES 41 AND 42 SEC 24 T29N R14W.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP A 9000/                           | 100.00   | 436.00 | 0.9765 | 0.7479 | 9000 | 100   |                         | 657,226 |
| GROUP B 7000/                           | 10.00    | 436.00 | 0.9672 | 0.9203 | 7000 | 50    | SURPLUS: ZONING 100'    | 31,155  |
| 110 Actual Front Feet, 1.10 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 688,381 |

2026 Est. T.C.V. 006-605-005-00 = 688,381

Est. TCV/Total Floor Area = 162.43, Most recent sale 09/23/1978 for 40,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 342,000                 | 342,000 | 342,000   | 101,250        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,200   | 0         | 2,733          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 344,200                 | 344,200 | 344,200   | 103,983        | 103,983     | 0       |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-605-006-00   | 2026 Est. T.C.V.    | HASSELBECK MICHAEL E & EDNA M |
| Property Class: 401 |                     | 5868 S DUNNS FARM RD          |
| Map #: 44           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L233 P185 L283 P323 L345 P597/92 2003 INTEREST REVISED (REF: INT SPLIT  
006-605-006-01) 2006 INTEREST REVISED (FROM COMBINATION OF 006-605-006-01) LOT 6  
FISHER SHORES SEC 24 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason          | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|-----------------|---------|
| GROUP B 7000/                           | 100.00   | 440.00 | 0.9382 | 0.9212 | 7000       | 100   |                 | 604,964 |
| GROUP B 7000/                           | 20.00    | 440.00 | 0.9382 | 0.9212 | 7000       | 50    | SURPLUS: ZONING | 60,496  |
| 120 Actual Front Feet, 1.21 Total Acres |          |        |        |        | Total Est. |       | Land Value =    | 665,461 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1992

(11) Heating System: Heat Pump

Ground Area = 1841 SF Floor Area = 2818 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,556 |          |            |
| 1 Story    | Siding   | Crawl Space | 285   |          |            |
| 1 Story    | Siding   | Overhang    | 588   |          |            |
|            |          | Total:      |       | 366,588  | 256,621    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 84  | 2,291 | 1,604 |
| Treated Wood | 556 | 7,956 | 5,569 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 588 | 27,242 | 19,069 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 2   | 1,075  | 752    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,617 |
|------------------|---|-------|-------|

Totals: 433,465 303,434

#### Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 819,272

2026 Est. T.C.V. 006-605-006-00

= 1,489,733

Est. TCV/Total Floor Area = 528.65

Parcel Number: 45-006-605-006-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 682,700  | 682,700        | 682,700 | 326,104      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 62,200         | 0       | 0            | 8,804          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 744,900  | 744,900        | 744,900 | 334,908      | 334,908        | 334,908 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-610-001-50   | 2026 Est. T.C.V.    | ELLIOTT REAL ESTATE LLC |
| Property Class: 401 |                     | 7255 W DAY FOREST RD    |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L248 P811/84 PRT LOT 1 BEG NE COR LOT 1 TH N 41 DEG 04' W 35 FT TH S 15 DEG 08' 30" W 244.5 FT TH N 22 DEG 30' 30" E 226.87 FT TO POB ALSO LOT 2 PLAT OF FOREST GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 244.50 | 1.0000 | 0.8986 | 14500 | 100   |        | 1,302,956 |
| 100 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,302,956 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31 | 312  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories  | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|----------|----------|------------|--------|----------|------------|
| Bi-Level | Siding   | Slab       | 1,092  |          |            |
|          |          |            | Total: | 157,617  | 102,452    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,019 | 1,312 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,177 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 180 | 3,559 | 2,313 |
| WPP | 104 | 3,188 | 2,072 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 576 | 8,145 | 5,294 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 440 | 18,146 | 11,795 |
| Door Opener | 1   | 537    | 349    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 2 | 13,297 | 8,643 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 230,643 | 149,919 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 404,781

Parcel Number: 45-006-610-001-50

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Est. TCV/Total Floor Area = 1568.44, Most recent sale 11/16/2021 for 805,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 850,200       | 850,200        | 850,200 | 417,387      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 6,200          | 0       | 0            | 11,269         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 856,400       | 856,400        | 856,400 | 428,656      | 428,656        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-610-003-00   | 2026 Est. T.C.V.    | BEGHIN JOHN L & MARY DENISE |
| Property Class: 401 |                     | 7259 W DAY FOREST RD        |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

L250 P712 L310 P498 L328 P901/91 L538 P626/00 L672 P784/02 L697 P812/03 L742  
P668/03 L765 P960 L911 P834/06 LOT 3 PLAT OF FOREST GLEN AS RECORDED IN LIBER 2  
OF PLATS PAGES 12, 13 AND 14 SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 213.64 | 1.0000 | 0.8688 | 14500 | 100   |                         | 1,259,737 |
| 100 Actual Front Feet, 0.49 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,259,737 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks   | 19.22 | 163  | 0      | 0          |
| D/W/P: Patio Blocks   | 19.22 | 81   | 0      | 0          |
| D/W/P: Patio Blocks   | 19.22 | 151  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 800  | 0      | 0          |
| Wood Frame            | 37.53 | 101  | 50     | 1,895      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,895      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 1533 SF Floor Area = 1916 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,533  |          |            |
|            |          |            | Total: | 349,207  | 279,367    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1536 | 82,314 | 65,851 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,110  |

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 6,716 | 5,373 |
| 2 Fixture Bath | 1 | 4,500 | 3,600 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 224 | 12,089 | 9,671  |
| WPP           | 687 | 15,938 | 12,750 |
| WPP           | 105 | 4,015  | 3,212  |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 608 | 30,066 | 24,053 |
| Storage Over Garage | 202 | 3,567  | 2,854  |
| Common Wall: 1 Wall | 1   | -2,606 | -2,085 |
| Door Opener         | 2   | 1,343  | 1,074  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Totals: 527,068 421,655

Notes:

Parcel Number: 45-006-610-003-00

Page: 2

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,138,469

2026 Est. T.C.V. 006-610-003-00 = 2,405,101  
 Est. TCV/Total Floor Area = 1255.27, Most recent sale 02/08/2018 for 1,125,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,179,100 1,179,100 1,179,100 608,318 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 23,500 0 0 16,424 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,202,600 1,202,600 1,202,600 624,742 624,742 624,742

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-004-00   | 2026 Est. T.C.V.    | EICHSTADT JAMES N    |
| Property Class: 401 |                     | 7267 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L321 P200 L356 P440-442/93 LOT 4 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 240.00 | 1.0000 | 0.8944 | 14500 | 100   |        | 1,296,919 |
| 100 Actual Front Feet, 0.55 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,296,919 |

Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31 | 2800 | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71 | 409  | 50     | 1,372      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,872      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1139 SF Floor Area = 1708 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Slab       | 1,139 |          |            |
| Total:    |          |            |       | 178,515  | 116,036    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 786   |
| 3 Fixture Bath     | 1 | 3,794 | 2,466 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

Balcony

|              |    |       |     |
|--------------|----|-------|-----|
| Wood Balcony | 28 | 1,139 | 740 |
|--------------|----|-------|-----|

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 618 | 20,431 | 13,280 |
| Door Opener | 1   | 477    | 310    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,710 |
|------------------|---|-------|-------|

Porches

|               |    |     |     |
|---------------|----|-----|-----|
| CCP (1 Story) | 18 | 849 | 552 |
|---------------|----|-----|-----|

Totals: 224,051 145,633

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 393,209

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls C Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 600 SF Floor Area = 600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 600  |          |            |
| Total:  |          |             |      | 90,952   | 50,022     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 798 |
|--------------------|---|-------|-----|

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CPP           | 114 | 2,428 | 1,335 |
| WCP (1 Story) | 216 | 9,068 | 4,987 |

Totals: 103,899 57,142

Notes: 7269. NO KITCHEN. MINISPLIT WALL A/C. 1BR, 1BR

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 154,283

2026 Est. T.C.V. 006-610-004-00

= 1,848,283

Est. TCV/Total Floor Area = 800.82

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 906,200       | 906,200        | 906,200 | 395,961      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 8,500         | 9,400          | 0       | 8,500        | 10,690         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 924,100       | 924,100        | 924,100 | 415,151      | 415,151        | 415,151 |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-610-005-00   | 2026 Est. T.C.V.    | CONZELMAN JAMES H & PATRICIA A |
| Property Class: 401 |                     | 7271 W DAY FOREST RD           |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

L340 P98-99/92 L341 P972-973/92 LOT 5 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 246.00 | 1.0000 | 0.9000 | 14500 | 100   |        | 1,304,950 |
| 100 Actual Front Feet, 0.56 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,304,950 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1500 | 0      | 0          |
| D/W/P: Patio Blocks                                 | 19.22    | 500  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1668 SF Floor Area = 2502 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,668  |          |            |
|           |          |            | Total: | 408,041  | 326,432    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1100 | 58,949 | 47,159 |
| Basement, Outside Entrance, Above Grade | 4    | 10,300 | 8,240  |

Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 2 | 13,432 | 10,746 |
|----------------|---|--------|--------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 496 | 11,567 | 9,254  |
| WCP (1 Story) | 470 | 22,062 | 17,650 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 37,331 | 29,865 |
| Door Opener | 2   | 1,343  | 1,074  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 587,552 470,042

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,269,113

Parcel Number: 45-006-610-005-00

Page: 2

Est. TCV/Total Floor Area = 1030.80

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,263,800     | 1,263,800      | 1,263,800 | 452,403      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,700         | 0         | 0            | 12,214         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,289,500     | 1,289,500      | 1,289,500 | 464,617      | 464,617        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-006-00   | 2026 Est. T.C.V.    | MILLER DEBORAH TRUST |
| Property Class: 401 |                     | 7277 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L298 P414/89 L329 P390 L437 P873/97 LOT 6 PLAT OF FOREST GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 258.00 | 1.0000 | 0.9107 | 14500 | 100   |        | 1,320,581 |
| 100 Actual Front Feet, 0.59 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,320,581 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock   | 2.53  | 240  | 0      | 0          |
| D/W/P: 4in Concrete   | 8.30  | 500  | 0      | 0          |
| D/W/P: Patio Blocks   | 19.22 | 72   | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 300  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1981 SF Floor Area = 2418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 873  |          |            |
| 1 Story   | Siding   | Basement   | 438  |          |            |
| 1 Story   | Siding   | Basement   | 670  |          |            |
| Total:    |          |            |      | 414,599  | 310,949    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 991 | 27,094 | 20,320 |
| Basement, Outside Entrance, Below Grade | 2   | 7,777  | 5,833  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 79   | 5,782  | 4,336  |
| WPP           | 1345 | 27,559 | 20,669 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 801 | 46,971 | 35,228 |
| Storage Over Garage | 400 | 7,064  | 5,298  |
| Door Opener         | 2   | 1,343  | 1,007  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Parcel Number: 45-006-610-006-00

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 Totals: 571,568 428,674

Notes:

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 ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,157,420
 

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2026 Est. T.C.V. 006-610-006-00

= 2,485,501

Est. TCV/Total Floor Area = 1027.92

2025 Assessed MBOR S.E.V.

1,218,300 1,218,300 1,218,300

Base for Cap

IRM

423,272

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 24,500 0

0

11,428

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,242,800 1,242,800 1,242,800

434,700

434,700

434,700

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-610-007-00   | 2026 Est. T.C.V.    | FRIXEN EBERHARDT R & MARY F TRUST |
| Property Class: 401 |                     | 7279 W DAY FOREST RD              |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                  |

L525 P133/99 ACT 136 OF 1976 LOT 7 & ELY 1/2 LOT 8 PLAT OF FOREST GLEN SEC 33  
T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

|                                                                 |          | * Factors * |        | LOT 7 & E 1/2 LOT 8 |                             |           |
|-----------------------------------------------------------------|----------|-------------|--------|---------------------|-----------------------------|-----------|
| Description                                                     | Frontage | Depth       | Front  | Depth               | Rate %Adj. Reason           | Value     |
| GROUP A 14500                                                   | 100.00   | 290.00      | 0.9036 | 0.9378              | 14500 100                   | 1,228,675 |
| GROUP A 14500                                                   | 50.00    | 290.00      | 0.9036 | 0.9378              | 14500 50 SURPLUS: 1/2 LOT 8 | 307,169   |
| 150 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = |          |             |        |                     |                             | 1,535,843 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 18.35    | 198  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 5000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Heat Pump

Ground Area = 2264 SF Floor Area = 2264 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Brick    | Basement    | 1,354 |          |            |
| 1 Story | Brick    | Crawl Space | 910   |          |            |
| Total:  |          |             |       | 342,685  | 188,477    |

Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 3,059 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 40  | 1,354 | 745   |
| CPP           | 198 | 3,833 | 2,108 |
| CPP           | 184 | 3,621 | 1,992 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 840 | 28,686 | 15,777 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,200 |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 780 | 27,167 | 14,942 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
| Dishwasher       | 1 | 779   | 428   |
| Oven             | 1 | 1,343 | 739   |
| Standard Range   | 1 | 1,269 | 698   |

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 2,936 |
|------------------|---|-------|-------|

Local Cost Items

Parcel Number: 45-006-610-007-00

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| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|
|-----------|---|---|---|------------|

|         |         |         |  |
|---------|---------|---------|--|
| Totals: | 438,870 | 241,380 |  |
|---------|---------|---------|--|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 651,726

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-610-007-00 | = | 2,192,569 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 968.45

2025 Assessed MBOR S.E.V.

1,079,800 1,079,800 1,079,800

Base for Cap

IRM

414,202

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 16,500 0

0

11,183

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,096,300 1,096,300 1,096,300

425,385

425,385

425,385

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-610-011-00   | 2026 Est. T.C.V.    | POLOMSKY JOHN V & ANN V |
| Property Class: 401 |                     | 7349 W DAY FOREST RD    |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L296 P414/89 L565 P467/01 L790 P426/04 LOT 11 EXCEPT W 3 FT PLAT OF FOREST GLEN  
SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                  | 97.00    | 375.00 | 1.0076 | 1.0000 | 14500 | 100   |        | 1,417,251 |
| 97 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,417,251 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.14     | 1200 | 0      | 0          |
| Wood Frame                                          | 21.59    | 150  | 50     | 1,619      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,119      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1953

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 988 SF Floor Area = 1313 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 676  |          |            |
| 1.5 Story  | Siding   | Basement    | 312  |          |            |
| Total:     |          |             |      | 146,264  | 80,444     |

Other Additions/Adjustments

Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 2 Fixture Bath | 1 | 2,115 | 1,163 |
|----------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,305 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 231 | 4,280 | 2,354 |
|--------------|-----|-------|-------|

Garages

|                                                            |     |        |       |
|------------------------------------------------------------|-----|--------|-------|
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |       |
| Base Cost                                                  | 240 | 11,059 | 6,082 |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |       |
| Base Cost                                                  | 120 | 5,431  | 2,987 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 4,970 | 2,733 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 185,201 | 101,858 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 275,017

Cost Est. for Res. Bldg: 2 Single Family 1+ STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 624 SF Floor Area = 624 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Parcel Number: 45-006-610-011-00

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## Building Areas

|          |          |             |      |          |            |
|----------|----------|-------------|------|----------|------------|
| Stories  | Exterior | Foundation  | Size | Cost New | Depr. Cost |
| 1+ Story | Siding   | Crawl Space | 624  |          |            |
| Total:   |          |             |      | 81,776   | 44,977     |

## Other Additions/Adjustments

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 80 | 2,126 | 1,169 |

## Built-Ins

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Appliance Allow. |  |  | 1 | 1,639 | 901 |
|------------------|--|--|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 85,541 | 47,047 |
|---------|--------|--------|

Notes: 7353 WEST COTTAGE AT BEACH

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 127,027

|                            |               |          |       |          |
|----------------------------|---------------|----------|-------|----------|
| Cost Est. for Res. Bldg: 3 | Single Family | 1+ STORY | Cls D | Blt 1950 |
|----------------------------|---------------|----------|-------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 680 SF Floor Area = 680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

|          |          |             |      |          |            |
|----------|----------|-------------|------|----------|------------|
| Stories  | Exterior | Foundation  | Size | Cost New | Depr. Cost |
| 1+ Story | Siding   | Crawl Space | 680  |          |            |
| Total:   |          |             |      | 87,810   | 48,295     |

## Other Additions/Adjustments

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 312 | 5,204 | 2,862 |

## Built-Ins

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Appliance Allow. |  |  | 1 | 1,639 | 901 |
|------------------|--|--|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 94,653 | 52,058 |
|---------|--------|--------|

Notes: 7351 EAST COTTAGE AT BEACH

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 140,557

2026 Est. T.C.V. 006-610-011-00 = 1,963,971

Est. TCV/Total Floor Area = 750.47, Most recent sale 02/11/2004 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 970,600                 | 970,600 | 970,600   | 236,679        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 11,400  | 0         | 6,390          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 982,000                 | 982,000 | 982,000   | 243,069        | 243,069     | 182,302 |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-610-012-00   | 2026 Est. T.C.V.    | POLOMSKY JOHN V R L TRUST |
| Property Class: 401 |                     | 7355 W DAY FOREST RD      |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L296 P414/89 L565 P466/01 L793 P452/04 LOT 12 ALSO W 3 FT LOT 11 PLAT OF FOREST  
GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 103.00   | 385.00 | 0.9926 | 1.0066 | 14500 | 100   |        | 1,492,290 |
| 103 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,492,290 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 1950

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |      |        |        |
|-----------|------|--------|--------|
| Base Cost | 1697 | 43,189 | 23,754 |
|-----------|------|--------|--------|

|         |        |        |
|---------|--------|--------|
| Totals: | 43,189 | 23,754 |
|---------|--------|--------|

Notes: GARAGE - BLDG FIRE DAMAGED1994

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 64,136

2026 Est. T.C.V. 006-610-012-00 = 1,556,426

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/19/2003 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 778,400       | 778,400        | 778,400 | 173,710      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -200           | 0       | 0            | 4,690          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 778,200       | 778,200        | 778,200 | 178,400      | 178,400        | 178,400 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-610-013-00   | 2026 Est. T.C.V.    | RIFE ROBERT A & SUSAN B |
| Property Class: 401 |                     | 7377 W DAY FOREST RD    |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

DC L775 P713/03 LOT 13 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                   | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------------------------|-----------|
| GROUP A 14500                                                        | 100.00   | 394.00 | 0.8694 | 1.0124 | 14500 | 100   |                          | 1,276,365 |
| GROUP A 14500                                                        | 75.00    | 394.00 | 0.8694 | 1.0124 | 14500 | 50    | SURPLUS: ZONING 100' MIN | 478,637   |
| 175 Actual Front Feet, 1.58 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |                          | 1,755,001 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 10.45 | 100  | 50     | 522        |
| D/W/P: Flagstone/Sand                               | 26.62 | 250  | 50     | 3,327      |
| Wood Frame                                          | 30.53 | 320  | 20     | 1,954      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 5,803      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY      Cls BC      Blt 2024

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1667 SF      Floor Area = 2550 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1 Story   | Stone    | Crawl Space | 226    |          |            |
| 1.5 Story | Siding   | Basement    | 1,441  |          |            |
| 1 Story   | Siding   | Overhang    | 162    |          |            |
|           |          |             | Total: | 411,109  | 406,997    |

## Other Additions/Adjustments

## Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 200 | 4,028 | 3,988 |
|--------------|-----|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
| 3 Fixture Bath     | 1 | 6,716 | 6,649 |
| 2 Fixture Bath     | 1 | 4,500 | 4,455 |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 100 Feet | 1 | 6,514  | 6,449  |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 360 | 6,343 | 6,280 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 780 | 38,860 | 38,471 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,517 |
| Door Opener           | 1   | 672    | 665    |

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 1 | 10,342 | 10,239 |
|------------------|---|--------|--------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 24 | 2,119 | 2,098 |
| CCP (1 Story) | 20 | 1,207 | 1,195 |

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 503,895 | 498,856 |
|---------|---------|---------|

Notes: ORIGINAL CHIMNEY EST YR 1900

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ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,346,911

2026 Est. T.C.V. 006-610-013-00

= 3,107,715

Est. TCV/Total Floor Area = 1218.71

2025 Assessed MBOR S.E.V.

1,525,100 1,525,100 1,525,100

Base for Cap

IRM

781,975

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 28,800 0

0

21,113

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,553,900 1,553,900 1,553,900

803,088

803,088

0

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-610-014-00   | 2026 Est. T.C.V.    | HARE ROSS H & JAYNE M |
| Property Class: 401 |                     | 7397 W DAY FOREST RD  |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

L498 P311/98 LOT 14 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 400.00 | 1.0000 | 1.0163 | 14500 | 100   |        | 1,473,585                         |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,473,585 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2000 | 0      | 0          |
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,710      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2020

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2681 SF Floor Area = 3788 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,681  |          |            |
| 1 Story    | Siding   | Overhang    | 437    |          |            |
|            |          |             | Total: | 573,575  | 567,838    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

## Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 10,880 | 10,771 |
| Water Well, 50 Feet | 1 | 3,418  | 3,384  |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CPP           | 573 | 12,274 | 12,151 |
| CCP (1 Story) | 84  | 3,314  | 3,281  |
| CCP (1 Story) | 66  | 2,658  | 2,631  |
| WCP (1 Story) | 102 | 6,652  | 6,585  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 905 | 51,775 | 51,257 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 2   | 1,343  | 1,330  |

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 905 | 51,775 | 51,257 |
| Storage Over Garage | 905 | 15,982 | 15,822 |
| Door Opener         | 1   | 672    | 665    |

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 1 Story | 3 | 25,585 | 25,329 |
|------------------|---|--------|--------|

Totals: 783,622 775,784

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,094,617

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 Est. TCV/Total Floor Area = 943.75, Most recent sale 11/09/2018 for 723,500

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,752,300     | 1,752,300      | 1,752,300 | 969,212      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 35,200         | 0         | 0            | 26,168         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,787,500     | 1,787,500      | 1,787,500 | 995,380      | 995,380        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-610-015-00   | 2026 Est. T.C.V.    | LINDNER ROBERT W REVOC TRUST ET AL |
| Property Class: 401 |                     | 7421 W DAY FOREST RD               |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                   |

L387 P163/94 L918 P297/06 LOT 15 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 408.00 | 1.0000 | 1.0213 | 14500 | 100   |        | 1,480,898 |
| 100 Actual Front Feet, 0.94 Total Acres |          |        |        |        |       |       |        | 1,480,898 |

## Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 150  | 0      | 0          |
| D/W/P: Crushed Rock | 2.31 | 2400 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1596 SF Floor Area = 1596 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|---------|-----------|------------|--------|----------|------------|
| 1 Story | Pine Logs | Slab       | 1,596  |          |            |
|         |           |            | Total: | 206,616  | 123,971    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 256 | 4,785 | 2,871 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 384 | 16,570 | 9,942 |
| Door Opener | 1   | 537    | 322   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 252,925 151,756

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 409,741

2026 Est. T.C.V. 006-610-015-00 = 1,892,139

Est. TCV/Total Floor Area = 1185.55

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 940,600                 | 940,600 | 940,600 | 223,884      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 5,500   | 0       | 0            | 6,044          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 946,100                 | 946,100 | 946,100 | 229,928      | 229,928        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-016-00   | 2026 Est. T.C.V.    | REID DOUGLAS L QPT   |
| Property Class: 401 |                     | 7439 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L226 P388 L380 P602&603 L381 P677/94 L791 P925/04 L850 P422/05 LOT 16 PLAT OF  
FOREST GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 414.00 | 1.0000 | 1.0250 | 14500 | 100   |        | 1,486,313 |
| 100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,486,313 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 8.38      | 995  | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool  
Ground Area = 1604 SF Floor Area = 2807 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,604  |          |            |
|            |          |            | Total: | 529,642  | 450,195    |

#### Other Additions/Adjustments

##### Exterior

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Stone Veneer                            | 240 | 12,199 | 10,369 |
| Basement, Outside Entrance, Below Grade | 3   | 13,828 | 11,754 |

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,961 |
| Water Well, 100 Feet | 1 | 6,941  | 5,900 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 168 | 11,140 | 9,469  |
| WCP (1 Story)  | 84  | 6,696  | 5,692  |
| WCP (1 Story)  | 189 | 12,164 | 10,339 |
| WSEP (1 Story) | 91  | 8,745  | 7,433  |
| WPP            | 78  | 4,008  | 3,407  |
| WPP            | 307 | 8,142  | 6,921  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 124 | 3,277 | 2,785 |
| Treated Wood | 19  | 953   | 810   |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 972 | 54,276 | 46,135 |
| Storage Over Garage | 487 | 10,368 | 8,813  |
| Door Opener         | 2   | 1,504  | 1,278  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|



Parcel Number: 45-006-610-016-00

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## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 9,604 | 8,163 |
| 2nd on Same Stack | 1 | 6,044 | 5,137 |
| Wood Stove        | 1 | 4,499 | 3,824 |

Totals: 763,532 648,999

Notes: LOG

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,752,297

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2026 Est. T.C.V. 006-610-016-00 = 3,248,610  
 Est. TCV/Total Floor Area = 1157.32, Most recent sale 04/15/2005 for 775,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,496,500 1,496,500 1,496,500 727,374 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 113,600 14,200 0 113,600 19,639 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,624,300 1,624,300 1,624,300 860,613 860,613 0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-610-017-00   | 2026 Est. T.C.V.    | JOSEPH CHRISTOPHER & STEPHANIE G |
| Property Class: 401 |                     | 7457 W DAY FOREST RD             |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

L138 P268 L300 P835 L384 P94/94 L861 P323/05 LOT 17 PLAT OF FOREST GLEN SEC 33  
T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 421.00 | 1.0000 | 1.0293 | 14500 | 100   |                         | 1,492,556 |
| 100 Actual Front Feet, 0.97 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,492,556 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 2134 SF Floor Area = 3380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,134 |          |            |
| 1 Story    | Siding   | Overhang   | 712   |          |            |
|            |          | Total:     |       | 628,888  | 528,267    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 2100 | 63,609 | 53,432 |
|-----------------|------|--------|--------|

Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 240 | 12,199 | 10,247 |
|--------------|-----|--------|--------|

|                                         |   |        |       |
|-----------------------------------------|---|--------|-------|
| Basement, Outside Entrance, Above Grade | 4 | 11,639 | 9,777 |
|-----------------------------------------|---|--------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,736  |
| 3 Fixture Bath     | 2 | 20,550 | 17,262 |
| 2 Fixture Bath     | 1 | 6,850  | 5,754  |
| Separate Shower    | 1 | 3,123  | 2,623  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,049 |
| Water Well, 100 Feet | 1 | 6,941 | 5,830 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CPP           | 150 | 4,365 | 3,667 |
| CPP           | 28  | 1,032 | 867   |
| WPP           | 128 | 5,210 | 4,376 |
| WPP           | 139 | 5,531 | 4,646 |
| CCP (1 Story) | 57  | 2,563 | 2,153 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 130 | 3,387 | 2,845 |
|--------------|-----|-------|-------|

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 950 | 62,491 | 52,492 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,011 |
| Door Opener         | 2   | 1,504  | 1,263  |

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 943 | 58,598 | 49,222 |
| Storage Over Garage | 707 | 15,052 | 12,644 |

Parcel Number: 45-006-610-017-00

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|                   |   |         |         |
|-------------------|---|---------|---------|
| Door Opener       | 2 | 1,504   | 1,263   |
| Built-Ins         |   |         |         |
| Appliance Allow.  | 1 | 6,850   | 5,754   |
| Security System   | 1 | 11,726  | 9,850   |
| Fireplaces        |   |         |         |
| Interior 1 Story  | 1 | 7,891   | 6,628   |
| 2nd on Same Stack | 1 | 6,044   | 5,077   |
| Totals:           |   | 953,231 | 800,713 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,161,925

|                                                                                |   |           |
|--------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-610-017-00                                                | = | 3,661,981 |
| Est. TCV/Total Floor Area = 1083.43, Most recent sale 08/28/2019 for 2,100,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                     |   |           |
| 1,794,200 1,794,200 1,794,200 1,000,482 2.70                                   |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                   |   |           |
| 0 36,800 0 0 27,013 0                                                          |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                           |   |           |
| 1,831,000 1,831,000 1,831,000 1,027,495 1,027,495 1,027,495                    |   |           |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-610-018-00   | 2026 Est. T.C.V.    | WAGNER PETER & DIANA MAE TRUST |
| Property Class: 401 |                     | 7475 W DAY FOREST RD           |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

L776 P367/03 2006 INTEREST REVISED (REF: 006-610-018-01) LOT 18 PLAT OF FOREST GLEN. PETER W WAGNER AS A TENANT IN COMMON SEC 33 T29N R14W POLLY & TIM - FOR THE 2011 ROLL, PLEASE COMBINE 006-610-018-01 INTO 006-610-018-00. PETER WAGNER ACQUIRED OTHER ½ INTEREST IN 2005. THANKS, SUSAN EQUALIZATION DEPT.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason        | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|---------------|-----------|
| GROUP A 14500                           | 100.00   | 422.00 | 1.0000 | 1.0300 | 14500      | 100   | 2011 ROL COMB | 1,493,442 |
| 100 Actual Front Feet, 0.97 Total Acres |          |        |        |        | Total Est. |       | Land Value =  | 1,493,442 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1785 SF Floor Area = 3124 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,785  |          |            |
|            |          |             | Total: | 387,635  | 290,742    |

#### Other Additions/Adjustments

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 2 Fixture Bath | 1 | 3,056 | 2,292 |
|----------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 288 | 7,635 | 5,726 |
| CPP           | 72  | 1,724 | 1,293 |
| CCP (1 Story) | 34  | 1,184 | 888   |

#### Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 22,389 | 16,792 |
| Common Wall: 1 Wall | 1   | -2,867 | -2,150 |

#### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 16,049 | 12,037 |
|------------------|---|--------|--------|

Totals: 447,434 335,591

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 906,096

2026 Est. T.C.V. 006-610-018-00 = 2,402,038

Est. TCV/Total Floor Area = 768.90

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 1,176,200               | 1,176,200 | 1,176,200 | 563,801      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 24,800    | 0         | 0            | 15,222         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,201,000               | 1,201,000 | 1,201,000 | 579,023      | 579,023        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-610-019-00   | 2026 Est. T.C.V.    | CRETEN RONALD J & MARGET L TRUST |
| Property Class: 401 |                     | 7493 W DAY FOREST RD             |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

LOT 19 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 400.00 | 1.0000 | 1.0163 | 14500 | 100   |        | 1,473,585 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,473,585 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2800 | 0      | 0          |
| Wood Frame                                          | 35.72    | 64   | 50     | 1,143      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,643      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = 2056 SF Floor Area = 2536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement    | 960    |          |            |
| 1 Story   | Siding   | Crawl Space | 760    |          |            |
| 1 Story   | Siding   | Basement    | 336    |          |            |
|           |          |             | Total: | 374,452  | 243,377    |

Other Additions/Adjustments

|                 |    |       |       |
|-----------------|----|-------|-------|
| Recreation Room | 96 | 1,857 | 1,207 |
|-----------------|----|-------|-------|

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 48 | 1,791 | 1,164 |
|--------------|----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 3,615 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 137 | 3,920  | 2,548  |
| WPP | 96  | 3,069  | 1,995  |
| WPP | 976 | 15,470 | 10,055 |

Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 166 | 3,601 | 3,349 | *93% Good |
|--------------|-----|-------|-------|-----------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 910 | 30,549 | 19,857 |
| Door Opener | 2   | 1,075  | 699    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 2,833 | 1,841 |
|------------------------|---|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Parcel Number: 45-006-610-019-00

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## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 16,049 | 10,432 |
|------------------|---|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 479,642 | 312,759 |
|---------|---------|---------|

Notes:

|                                            |         |
|--------------------------------------------|---------|
| ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: | 844,449 |
|--------------------------------------------|---------|

2026 Est. T.C.V. 006-610-019-00

= 2,321,677

Est. TCV/Total Floor Area = 915.49

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,141,900     | 1,141,900 | 1,141,900 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 371,367      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 0                       | 18,900 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 10,026         | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,160,800     | 1,160,800 | 1,160,800 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 381,393 | 381,393     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-610-020-00   | 2026 Est. T.C.V.    | ST JULIAN JOSEPH M & JENNIFER |
| Property Class: 401 |                     | 7515 W DAY FOREST RD          |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L182 P522 L438 P637/97 GA 478-18 LOT 20 PLAT OF FOREST GLEN. SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 399.00 | 1.0000 | 1.0156 | 14500 | 100   |        | 1,472,663 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,472,663 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 600  | 0      | 0          |
| Wood Frame                                          | 36.50    | 120  | 50     | 2,190      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,690      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1978

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 2084 SF Floor Area = 2084 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,084 |          |            |
| Total:  |          |             |       | 360,412  | 252,287    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 48 | 4,085 | 2,859 |
| WPP           | 28 | 1,824 | 1,277 |
| WCP (1 Story) | 37 | 3,383 | 2,368 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 348 | 6,201 | 4,341 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 25,594 | 17,916 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,824 |
| Door Opener         | 1   | 672    | 470    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,842 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 431,365 | 301,954 |
|---------|---------|---------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 815,276

2026 Est. T.C.V. 006-610-020-00 = 2,292,629

Est. TCV/Total Floor Area = 1100.11, Most recent sale 09/30/2013 for 715,000

Parcel Number: 45-006-610-020-00

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,130,300     | 1,130,300      | 1,130,300 | 501,669      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 16,000         | 0         | 0            | 13,545         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,146,300     | 1,146,300      | 1,146,300 | 515,214      | 515,214        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-021-00   | 2026 Est. T.C.V.    | STEVENSON LINDA W    |
| Property Class: 401 |                     | 7529 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L241 P937/83 LOT 21 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 395.00 | 1.0000 | 1.0131 | 14500 | 100   |        | 1,468,958 |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,468,958 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 30.97 | 288  | 50     | 4,459      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,459      |

|                            |               |            |        |          |
|----------------------------|---------------|------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.25 STORY | Cls BC | Blt 1992 |
|----------------------------|---------------|------------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 3485 SF Floor Area = 4356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 3,485  |          |            |
|            |          |             | Total: | 625,495  | 469,119    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 187 | 16,819 | 12,614 |
|----------------|-----|--------|--------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 39,456 | 29,592 |
| Door Opener | 2   | 1,343  | 1,007  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1184 | 16,304 | 12,228 |
|--------------|------|--------|--------|

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 425 | 8,449 | 6,337 |
| Comp.Shingle | 419 | 8,330 | 6,247 |

|         |         |         |
|---------|---------|---------|
| Totals: | 752,328 | 564,243 |
|---------|---------|---------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,523,456

2026 Est. T.C.V. 006-610-021-00 = 2,996,873

Est. TCV/Total Floor Area = 687.99, Most recent sale 05/03/1972 for 60,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

|           |           |           |         |      |
|-----------|-----------|-----------|---------|------|
| 1,464,200 | 1,464,200 | 1,464,200 | 547,400 | 2.70 |
|-----------|-----------|-----------|---------|------|

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-610-021-00

Page: 2

|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 0             | 34,200    | 0         | 0       | 14,779      | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,498,400     | 1,498,400 | 1,498,400 | 562,179 | 562,179     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-022-00   | 2026 Est. T.C.V.    | STEVENSON LINDA W    |
| Property Class: 401 |                     | 7541 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L1128P994 IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU STATE OF MICHIGAN LOT 22, FOREST GLEN, ACCORDING TO PLAT THEREOF AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS TOR LEELANAU COUNTY, MICHIGAN IN LIBER 2 OF PLATS. PAGES 12, 13 AND 14. TOGETHER WITH THE HEREDITAMENTS AND APPURTENANCES THERETO BELONGING AND APPERTAINING, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

FORMERLY: L271 P348/86 L718 P704&706/03 L738 P10/03 L758 P267/03 LOT 22 PLAT OF FOREST GLEN. UND 3/4 INTEREST - JACK E DELLER REVOCABLE TRUST(F/B/O) UND 1/4 INTEREST - CAROL J DELLER TRUST(F/B/O) SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 390.00 | 1.0000 | 1.0099 | 14500 | 100   |                         | 1,464,287 |
| 100 Actual Front Feet, 0.90 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,464,287 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1980

(11) Heating System: Heat Pump

Ground Area = 2368 SF Floor Area = 2368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Slab        | 576   |          |            |
| 1 Story | Siding   | Crawl Space | 1,792 |          |            |
|         |          | Total:      |       | 326,406  | 228,519    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 32 | 943 | 660 |
|-----|----|-----|-----|

##### Garages

Class: C Exterior: Pole (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 960 | 23,904 | 16,733 |
| Door Opener | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
| Oven             | 1 | 1,343 | 940   |
| Microwave        | 1 | 423   | 296   |
| Standard Range   | 1 | 1,269 | 888   |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1121 | 14,562 | 10,193 |
|--------------|------|--------|--------|

Totals: 401,761 281,267

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 759,421

2026 Est. T.C.V. 006-610-022-00 = 2,228,708

Est. TCV/Total Floor Area = 941.18, Most recent sale 06/29/2012 for 750,000

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,099,700     | 1,099,700 | 1,099,700      | 490,652      | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 14,700         | 0            | 0           | 13,247         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,114,400     | 1,114,400 | 1,114,400      | 503,899      | 503,899     | 0              |        |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-023-00   | 2026 Est. T.C.V.    | JACOBS FAMILY TRUST  |
| Property Class: 401 |                     | 7547 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L394 P785/94 L663 P608/02 LOT 23 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 375.00 | 1.0000 | 1.0000 | 14500 | 100   |        | 1,450,000                         |
| 100 Actual Front Feet, 0.86 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,450,000 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 55.62 | 748  | 50     | 20,802     |
| D/W/P: Patio Blocks   | 21.35 | 259  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 11.81 | 140  | 0      | 0          |
| D/W/P: Patio Blocks   | 21.35 | 645  | 0      | 0          |
| D/W/P: Asphalt Paving | 4.01  | 2695 | 0      | 0          |
| Wood Frame            | 36.85 | 198  | 50     | 3,648      |

## Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00  | 1    | 100    | 5,000      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| BOAT HOIST                                          | 2,000.00  | 2    | 100    | 4,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 53,450     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2008

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2329 SF Floor Area = 5345 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 2,329  |          |            |
| 2 Story | Siding   | Overhang   | 132    |          |            |
| 1 Story | Siding   | Overhang   | 387    |          |            |
| 1 Story | Siding   | Overhang   | 36     |          |            |
|         |          |            | Total: | 951,974  | 809,158    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1165 | 67,838 | 57,662 |
| Basement, Outside Entrance, Below Grade | 2    | 9,219  | 7,836  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |

## Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,961 |
| Water Well, 100 Feet | 1 | 6,941  | 5,900 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 286 | 15,584 | 13,246 |
| WPP            | 231 | 7,441  | 6,325  |
| WSEP (1 Story) | 231 | 18,124 | 15,405 |
| WPP            | 796 | 18,547 | 15,765 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 169 | 4,022 | 3,419 |
|--------------|-----|-------|-------|

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 20 | 1,215 | 1,033 |
|--------------|----|-------|-------|

## Garages

Parcel Number: 45-006-610-023-00

Page: 2

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 744 | 53,003 | 45,053 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |
| Door Opener         | 2   | 1,504  | 1,278  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 9,604 | 8,163 |
| 2nd on Same Stack | 1 | 6,044 | 5,137 |
| Raised Hearth     | 1 | 860   | 731   |

|         |           |           |
|---------|-----------|-----------|
| Totals: | 1,227,838 | 1,043,640 |
|---------|-----------|-----------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,817,828

2026 Est. T.C.V. 006-610-023-00

= 4,321,278

Est. TCV/Total Floor Area = 808.47

2025 Assessed MBOR S.E.V.

2,095,100 2,095,100 2,095,100

Base for Cap

IRM

958,820

2.70

2026 New Eq. Adjustment Loss

0 65,500 0

Additions

Tax Adjustment

Losses

0

25,888

0

2026 Assessed MBOR S.E.V.

2,160,600 2,160,600 2,160,600

Capped

-&gt;Taxable&lt;-

PRE/MBT

984,708

984,708

984,708

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-610-024-00   | 2026 Est. T.C.V.    | BECKER DENNIS J TRUST AGREEMENT |
| Property Class: 401 |                     | 7559 W DAY FOREST RD            |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                |

L333 P262 L443 P714/97 L929 P982/07 LOT 24 PLAT OF FOREST GLEN SEC 33 T29N  
R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 355.00 | 1.0000 | 0.9864 | 14500 | 100   |        | 1,430,268 |
| 100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,430,268 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2344 SF Floor Area = 3516 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,344 |          |            |
| Total:    |          |            |       | 533,217  | 426,574    |

Other Additions/Adjustments

Exterior

|                                         |    |       |       |
|-----------------------------------------|----|-------|-------|
| Stone Veneer                            | 80 | 3,667 | 2,934 |
| Basement, Outside Entrance, Below Grade | 1  | 3,888 | 3,110 |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 208 | 7,571  | 6,057  |
| WPP           | 656 | 15,232 | 12,186 |
| WPP           | 153 | 5,283  | 4,226  |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 598 | 38,338 | 30,670 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 638,182 510,547

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,378,477

Parcel Number: 45-006-610-024-00

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Est. TCV/Total Floor Area = 800.98

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,373,000     | 1,373,000      | 1,373,000 | 643,048      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 35,100         | 0         | 0            | 17,362         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,408,100     | 1,408,100      | 1,408,100 | 660,410      | 660,410        | 660,410 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-025-00   | 2026 Est. T.C.V.    | DAINEL MARTHA M      |
| Property Class: 401 |                     | 7565 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L373 P736 L450 P149/97 L590 P306/01 L666 P495/02 L697 P789/03 L802 P303&332/04  
 LOT 25 PLAT OF FOREST GLEN T SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 337.00 | 1.0000 | 0.9736 | 14500 | 100   |                         | 1,411,782 |
| 100 Actual Front Feet, 0.77 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,411,782 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 72   | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 2000 | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71     | 24   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1898 SF Floor Area = 1898 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,332 |          |            |
| 1 Story | Siding   | Crawl Space | 566   |          |            |
|         |          | Total:      |       | 282,478  | 225,982    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 7,602 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 731 | 25,987 | 20,790 |
| Door Opener                                                | 1   | 537    | 430    |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 534 | 23,181 | 18,545 |
| Common Wall: 1 Wall                                        | 1   | -2,640 | -2,112 |
| Door Opener                                                | 2   | 1,075  | 860    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 5,211 |
|------------------|---|-------|-------|

##### Deck

|                       |    |     |     |
|-----------------------|----|-----|-----|
| w/Roof (Roof portion) | 44 | 896 | 717 |
|-----------------------|----|-----|-----|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 362,164 | 289,733 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-610-025-00

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ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 782,279

|                                                                              |           |                |
|------------------------------------------------------------------------------|-----------|----------------|
| 2026 Est. T.C.V. 006-610-025-00                                              | =         | 2,199,061      |
| Est. TCV/Total Floor Area = 1158.62, Most recent sale 11/24/2010 for 700,000 |           |                |
| 2025 Assessed                                                                | MBOR      | S.E.V.         |
| 1,085,400                                                                    | 1,085,400 | 1,085,400      |
|                                                                              |           | Base for Cap   |
|                                                                              |           | IRM            |
|                                                                              |           | 557,359        |
|                                                                              |           | 2.70           |
| 2026 New Eq. Adjustment                                                      | Loss      | Additions      |
| 0                                                                            | 14,100    | 0              |
|                                                                              |           | Tax Adjustment |
|                                                                              |           | 15,048         |
|                                                                              |           | Losses         |
|                                                                              |           | 0              |
| 2026 Assessed                                                                | MBOR      | S.E.V.         |
|                                                                              |           | Capped         |
|                                                                              |           | ->Taxable<-    |
|                                                                              |           | PRE/MBT        |
| 1,099,500                                                                    | 1,099,500 | 1,099,500      |
|                                                                              |           | 572,407        |
|                                                                              |           | 572,407        |
|                                                                              |           | 0              |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-610-026-00   | 2026 Est. T.C.V.    | KELLEY DEAN W & GLORIA L |
| Property Class: 401 |                     | 7579 W DAY FOREST RD     |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

DC L676 P321/02 L839 P704/05 L841 P319/05 LOT 26 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 330.00 | 1.0000 | 0.9685 | 14500 | 100   |        | 1,404,393 |
| 100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,404,393 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 1200 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 21.39    | 180  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1964

(11) Heating System: Electric Baseboard  
 Ground Area = 1599 SF Floor Area = 1599 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,599  |          |            |
|         |          |             | Total: | 234,794  | 164,370    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 407 | 7,395 | 5,176 |
| WPP | 94  | 3,056 | 2,139 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 69 | 2,064 | 1,445 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 633 | 26,048 | 18,234 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 2   | 1,075  | 752    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 980 | 43,532 | 30,472 |
| Storage Over Garage | 733 | 9,896  | 6,927  |
| Door Opener         | 2   | 1,075  | 752    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 354,103 | 247,885 |
|---------|---------|---------|

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 669,290

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2026 Est. T.C.V. 006-610-026-00 = 2,078,683

Est. TCV/Total Floor Area = 1299.99, Most recent sale 01/14/2005 for 861,500

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,029,500     | 1,029,500      | 1,029,500 | 483,984      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,800          | 0         | 0            | 13,067         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,039,300     | 1,039,300      | 1,039,300 | 497,051      | 497,051        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-027-00   | 2026 Est. T.C.V.    | AUCELLO MICHELE      |
| Property Class: 401 |                     | 7587 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L515 P657/99 DC L828 P732 L828 P740/04 LOT 27 PLAT OF FOREST GLEN

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 326.00 | 1.0000 | 0.9656 | 14500 | 100   |        | 1,400,118 |
| 100 Actual Front Feet, 0.75 Total Acres |          |        |        |        |       |       |        | 1,400,118 |

## Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 28.51 | 120  | 50     | 1,710      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,710      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1980

(11) Heating System: Electric Baseboard

Ground Area = 1408 SF Floor Area = 2112 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,408 |          |            |
| Total:    |          |             |       | 274,955  | 192,482    |

## Other Additions/Adjustments

## Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 3,197 |
| 2 Fixture Bath | 1 | 3,056 | 2,139 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood w/Roof (Deck Portion) | 60  | 1,924 | 1,347 |
| Treated Wood w/Roof (Roof portion) | 60  | 1,165 | 815   |
| Treated Wood                       | 346 | 5,830 | 4,081 |
| Treated Wood w/Roof (Deck Portion) | 25  | 1,163 | 814   |
| Treated Wood w/Roof (Roof portion) | 25  | 563   | 394   |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 660 | 24,156 | 16,909 |
| Storage Over Garage | 330 | 4,455  | 3,118  |
| Door Opener         | 1   | 537    | 376    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 341,106 238,787

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 644,725

Parcel Number: 45-006-610-027-00

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 Est. TCV/Total Floor Area = 971.38, Most recent sale 01/01/2008 for 0

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,012,900     | 1,012,900      | 1,012,900 | 483,730      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,900         | 0         | 0            | 13,060         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,025,800     | 1,025,800      | 1,025,800 | 496,790      | 496,790        | 496,790 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-610-028-00   | 2026 Est. T.C.V.    | TERRELL MARTY G & BARBARA |
| Property Class: 401 |                     | 7595 W DAY FOREST RD      |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L267 P662/86 L288 P627/88 L577 P632/01 LOT 28 PLAT OF FOREST GLEN SEC 33 T29N  
R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 332.00 | 1.0000 | 0.9700 | 14500 | 100   |        | 1,406,516 |
| 100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,406,516 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 53.05 | 896  | 50     | 23,766     |
| D/W/P: 3.5 Concrete   | 7.73  | 380  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 1600 | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 1680 | 0      | 0          |
| D/W/P: Crushed Rock   | 2.53  | 275  | 0      | 0          |
| Wood Frame            | 37.15 | 108  | 50     | 2,006      |

Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 35,772     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1956

(11) Heating System: Forced Heat & Cool  
Ground Area = 2744 SF Floor Area = 3430 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,744 |          |            |
| Total:     |          |             |       | 524,046  | 419,238    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 114 | 7,309  | 5,847  |
| WPP           | 609 | 14,159 | 11,327 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 43 | 1,723 | 1,378 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 923 | 52,583 | 42,066 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 2   | 1,343  | 1,074  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,822 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 642,727 514,182

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,388,291

2026 Est. T.C.V. 006-610-028-00 = 2,830,579

Est. TCV/Total Floor Area = 825.24, Most recent sale 09/28/2007 for 1,300,000

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,384,900     | 1,384,900 | 1,384,900      | 628,806      | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 30,400         | 0            | 0           | 16,977         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,415,300     | 1,415,300 | 1,415,300      | 645,783      | 645,783     | 0              |        |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-610-029-00   | 2026 Est. T.C.V.    | HALL WILLIAM E & MELANIE |
| Property Class: 401 |                     | 7599 W DAY FOREST RD     |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

DC L285 P628/88 L924 P420/06 L928 P143/07 L931 P160/07 L938 P884/07 LOT 29 PLAT  
OF FOREST GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 354.00 | 1.0000 | 0.9857 | 14500 | 100   |        | 1,429,259                         |
| 100 Actual Front Feet, 0.81 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,429,259 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 744  | 50     | 17,819     |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 20,319     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C      Blt 1969

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1204 SF      Floor Area = 1204 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,204 |          |            |
| Total:  |          |            |       | 191,331  | 105,232    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 3,059 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 134 | 3,944 | 2,169 |
| WPP           | 252 | 5,360 | 2,948 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 588 | 24,725 | 13,599 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,452 |
| Door Opener         | 1   | 537    | 295    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 2,936 |
|------------------|---|-------|-------|

Totals:      253,571      139,464

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV:      376,553

2026 Est. T.C.V. 006-610-029-00      =      1,826,131

Est. TCV/Total Floor Area = 1516.72, Most recent sale 01/17/2007 for 1

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 903,600       | 903,600 | 903,600 | 383,440      | 2.70 |

Parcel Number: 45-006-610-029-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 9,500          | 0       | 0         | 10,352         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 913,100  | 913,100        | 913,100 | 393,792   | 393,792        | 393,792 |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-610-030-00   | 2026 Est. T.C.V.    | BELL JAMES A & LEBBE-BELL MARY A |
| Property Class: 401 |                     | 7601 W DAY FOREST RD             |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

DC L285 P628/88 L924 P420/06 L928 P144/07 L932 P550/07 LOT 30 PLAT OF FOREST  
GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 365.00 | 1.0000 | 0.9933 | 14500 | 100   |                         | 1,440,235 |
| 100 Actual Front Feet, 0.84 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,440,235 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| Dock: Light posts     | 47.90 | 320  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 248  | 0      | 0          |
| Wood Frame            | 25.88 | 182  | 50     | 2,355      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,855      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 2277 SF Floor Area = 2277 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,368 |          |            |
| 1 Story | Siding   | Slab        | 285   |          |            |
| 1 Story | Siding   | Slab        | 624   |          |            |
|         |          | Total:      |       | 312,035  | 218,461    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                     |     |       |       |
|---------------------|-----|-------|-------|
| CGEP (1 Story)      | 116 | 9,195 | 6,436 |
| WCP (1 Story)       | 157 | 7,313 | 5,119 |
| CCP (1 Story)       | 98  | 2,961 | 2,073 |
| Foundation: Shallow | 98  | -891  | -624  |
| WPP                 | 21  | 1,113 | 779   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 142 | 3,252 | 2,276 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 623 | 25,742 | 18,019 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                   |     |        |        |
|-------------------|-----|--------|--------|
| Base Cost         | 394 | 16,832 | 11,782 |
| No Concrete Floor | 394 | -2,616 | -1,831 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Breezeways

Parcel Number: 45-006-610-030-00

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|                  |     |         |         |           |
|------------------|-----|---------|---------|-----------|
| Frame Wall       | 284 | 19,548  | 13,684  |           |
| Local Cost Items |     |         |         |           |
| GENERATOR        | 1   | 1       | 1       | *97% Good |
| Totals:          |     | 416,362 | 291,489 |           |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 787,020

2026 Est. T.C.V. 006-610-030-00 = 2,231,110  
 Est. TCV/Total Floor Area = 979.85, Most recent sale 10/20/2017 for 656,200  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,100,300 1,100,300 1,100,300 563,743 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 15,300 0 0 15,221 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,115,600 1,115,600 1,115,600 578,964 578,964 578,964

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-610-031-00   | 2026 Est. T.C.V.    | TIDMARSH LACHLAN & ELIZABETH |
| Property Class: 401 |                     | 7625 W DAY FOREST RD         |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

L257 P995/85 DC L736 P20 L736 P22/03 LOT 31 PLAT OF FOREST GLEN. SEC 33 T29N  
R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 380.00 | 1.0000 | 1.0033 | 14500 | 100   |        | 1,454,809 |
| 100 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,454,809 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2800 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2040 SF Floor Area = 2982 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,216 |          |            |
| 1 Story    | Siding   | Crawl Space | 824   |          |            |
| 1 Story    | Siding   | Overhang    | 30    |          |            |
| Total:     |          |             |       | 384,606  | 250,015    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WPP           | 651 | 11,738 | 7,630 |
| CCP (1 Story) | 57  | 1,818  | 1,182 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 60 | 1,924 | 1,251 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 23,169 | 15,060 |
| Door Opener | 1   | 537    | 349    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 451,600 293,563

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 792,620

Parcel Number: 45-006-610-031-00

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 Est. TCV/Total Floor Area = 756.18, Most recent sale 02/10/2023 for 2,350,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,106,400     | 1,106,400      | 1,106,400 | 1,106,400    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,100         | 0         | 0            | 21,100         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,127,500     | 1,127,500      | 1,127,500 | 1,136,272    | 1,127,500      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-032-00   | 2026 Est. T.C.V.    | WARDZINSKI NANCY     |
| Property Class: 401 |                     | 7649 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

DC 388/829 L388 P831/94 LOT 32 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 392.00 | 1.0000 | 1.0111 | 14500 | 100   |        | 1,466,161 |
| 100 Actual Front Feet, 0.90 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,466,161 |

## Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 1500 | 0      | 0          |
| Wood Frame          | 35.72 | 64   | 50     | 1,143      |
| Wood Frame          | 24.52 | 256  | 50     | 3,138      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,281      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1210 SF Floor Area = 1210 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,210 |          |            |
| Total:  |          |             |       | 167,899  | 100,739    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

## Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 50 | 1,288 | 773 |
| CPP | 68 | 1,650 | 990 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 480 | 19,301 | 11,581 |
| Common Wall: 1/2 Wall | 1   | -1,087 | -652   |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 576 | 21,905 | 13,143 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 235,708 | 141,425 |
|---------|---------|---------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 381,848

2026 Est. T.C.V. 006-610-032-00 = 1,857,290

Est. TCV/Total Floor Area = 1534.95, Most recent sale 08/22/1972 for 4,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 922,600       | 922,600 | 922,600 | 235,798      | 2.70 |

Parcel Number: 45-006-610-032-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 6,000          | 0       | 0         | 6,366          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 928,600  | 928,600        | 928,600 | 242,164   | 242,164        | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-033-00   | 2026 Est. T.C.V.    | MARAKATA LLC         |
| Property Class: 401 |                     | 7663 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L277 P527 L438 P602/97 L662 P365&381/02 L865 P988/05 LOT 33 PLAT OF FOREST GLEN  
SUBJECT TO LIFE LEASE AGREEMENT FOR LEROY H GETCHELL (A/K/A BUD GETCHELL) SEC 33  
T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 398.00 | 1.0000 | 1.0150 | 14500 | 100   |                         | 1,471,740 |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,471,740 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 4.01 | 2160 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 1918 SF Floor Area = 2973 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 621   |          |            |
| 1.5 Story  | Siding   | Basement    | 1,178 |          |            |
| 1 Story    | Siding   | Crawl Space | 119   |          |            |
|            |          | Total:      |       | 607,194  | 485,770    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 986 | 29,866 | 23,893 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 3 | 30,826 | 24,661 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 94  | 7,106  | 5,685  |
| WPP           | 114 | 4,771  | 3,817  |
| WPP           | 825 | 19,223 | 15,378 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 615 | 9,403 | 7,522 |
| Treated Wood | 340 | 6,372 | 5,098 |
| Treated Wood | 120 | 3,199 | 2,559 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 336  | 7,153  | 5,722  |
| Common Wall: 1 Wall | 1    | -3,584 | -2,867 |
| Door Opener         | 1    | 752    | 602    |
| Base Cost           | 1230 | 77,478 | 61,982 |

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 736 | 44,984 | 35,987 |
| Door Opener | 1   | 752    | 602    |

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 500 | 31,735 | 25,388 |
|-----------|-----|--------|--------|

Parcel Number: 45-006-610-033-00

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## Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 6,850  | 5,480  |
| Jacuzzi Tub      | 1 | 14,405 | 11,524 |
| Sauna            | 1 | 12,920 | 10,336 |

## Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| 2nd on Same Stack | 1 | 6,044  | 4,835 |
| Exterior 2 Story  | 1 | 11,786 | 9,429 |

Totals: 945,444 756,371

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 2,042,202

2026 Est. T.C.V. 006-610-033-00 = 3,523,942

Est. TCV/Total Floor Area = 1185.32, Most recent sale 08/16/2022 for 3,340,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,726,000     | 1,726,000      | 1,726,000 | 1,177,273    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 36,000         | 0         | 0            | 31,786         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,762,000     | 1,762,000      | 1,762,000 | 1,209,059    | 1,209,059      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-034-00   | 2026 Est. T.C.V.    | CHORMANN JAMES TRUST |
| Property Class: 401 |                     | 7677 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

LOT 34 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 395.00 | 1.0000 | 1.0131 | 14500 | 100   |        | 1,468,958 |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,468,958 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 32.90 | 80   | 50     | 1,316      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,316      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 2843 SF Floor Area = 4377 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,843  |          |            |
| 1 Story    | Siding   | Overhang   | 823    |          |            |
|            |          |            | Total: | 593,999  | 588,075    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,436  |
| 3 Fixture Bath     | 3 | 13,700 | 13,563 |
| 2 Fixture Bath     | 1 | 3,056  | 3,025  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 344 | 9,027  | 8,937  |
| WPP           | 635 | 11,455 | 11,340 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 936 | 41,980 | 41,560 |
| Storage Over Garage | 602 | 8,127  | 8,046  |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 3   | 1,612  | 1,596  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,138 |
|----------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 705,816 698,772

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,886,684  
90% Completed => Est. True Cash Value 2026 = 1,698,016

2026 Est. T.C.V. 006-610-034-00 = 3,168,290

Est. TCV/Total Floor Area = 723.85, Most recent sale 08/28/2018 for 755,225

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-610-034-00

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|               |                |           |           |                |           |
|---------------|----------------|-----------|-----------|----------------|-----------|
| 835,500       | 835,500        | 835,500   | 434,236   | 2.70           |           |
| 2026 New      | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses    |
| 748,200       | 400            | 0         | 748,200   | 11,724         | 0         |
| 2026 Assessed | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT   |
| 1,584,100     | 1,584,100      | 1,584,100 | 1,194,160 | 1,194,160      | 1,194,160 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-610-035-00   | 2026 Est. T.C.V.    | SILLS JOHN D & MARLENE |
| Property Class: 401 |                     | 7695 W DAY FOREST RD   |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

LOT 35 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                        | 100.00   | 387.00 | 1.0000 | 1.0079 | 14500 | 100   |        | 1,461,463 |
| 100 Actual Front Feet, 0.89 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 1,461,463 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C 5 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 1110 SF      Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Brick    | Crawl Space | 1,110  |          |            |
|         |          |             | Total: | 178,656  | 116,143    |

Other Additions/Adjustments

Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 192 | 3,243 | 2,108 |
|--------------|-----|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 240 | 5,287 | 3,437 |
| CPP | 18  | 503   | 327   |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 576 | 21,905 | 14,238 |
| Storage Over Garage   | 432 | 5,832  | 3,791  |
| Common Wall: 1/2 Wall | 1   | -1,087 | -707   |
| Door Opener           | 1   | 537    | 349    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals:      239,293      155,557

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV:      420,004

Cost Est. for Res. Bldg: 2 Single Family 1 STORY      Cls C      Blt 1998

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF      Floor Area = 439 SF.

Parcel Number: 45-006-610-035-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Overhang   | 439    |          |            |
|         |          |            | Total: | 38,852   | 33,024     |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,233  |
| 3 Fixture Bath     | 1 | -4,567 | -3,882 |
| 2 Fixture Bath     | 1 | 3,056  | 2,598  |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 535 | 23,208 | 19,727 |
| Door Opener | 1   | 537    | 456    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,349 |
| Door Opener            | 1 | 537   | 456   |

|         |        |        |
|---------|--------|--------|
| Totals: | 67,014 | 56,961 |
|---------|--------|--------|

Notes: D.G. W/ DWELLING ABOVE

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 153,795

2026 Est. T.C.V. 006-610-035-00

= 2,040,262

Est. TCV/Total Floor Area = 1317.15

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,010,800     | 1,010,800 | 1,010,800 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 247,002      | 2.70 |

|                         |       |
|-------------------------|-------|
| 2026 New Eq. Adjustment | Loss  |
| 0                       | 9,300 |
|                         | 0     |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 6,669          | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,020,100     | 1,020,100 | 1,020,100 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 253,671 | 253,671     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-610-036-00   | 2026 Est. T.C.V.    | EVENS JENNIFER LU TRUST |
| Property Class: 401 |                     | 7711 W DAY FOREST RD    |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L312 P148 L465 P737/98 LOTS 36 37 & 38 EXC THAT PRT LOT 38 DESCR AS BEG AT WLY COR LOT 38 ON SHR GLEN LAKE TH ALG LN BETWEEN LOTS 38 & 39 N 39 DEG 46' E 338.88 FT TO SWLY R/W LN FOREST GLEN RD TH SELY ALG SD LN ARC 1179.28 FT RADIUS CURVE LEFT 9.93 FT CH-S 47 DEG 55'09" E 9.93 FT TH S 39 DEG 46' W 339.72 FT TH ALG SHR GLEN LAKE N 43 DEG 05' W 10 FT TO POB ALSO EXC PRT LOTS 37 & 38 COM WLY COR LOT 38 ON SHR GLEN LAKE TH ALG SD SHR S 43 DEG 05' E 10 FT TO POB TH PARALLEL TO LN BETWEEN LOTS 38& 39 N 39 DEG 46' E 342.75 FT TO SWLY R/W FOREST GLEN RD TH SELY ALG SD LN ARC 1179.28 FT RADIUS CURVE LEFT 59.13 FT TH CH-S 49 DEG 35'48" E 59.12 FT TH ALG SD LN S 51 DEG 02' E 39.72 FT TH PARALLEL TO LN LOTS 37 & 38 S 39 DEG 44'30" W 355 FT TH ALG SHR GLEN LAKE N 43 DEG 05' W 10 FT TO COR BETWEEN LOTS 37 & 38 TH ALG SD SHR N 43 DEG 05' W 90.06 FT TO POB SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 14500                                                   | 100.00   | 365.00 | 0.9113 | 0.9933 | 14500 | 100   |                        | 1,312,476 |
| GROUP A 14500                                                   | 45.00    | 365.00 | 0.9113 | 0.9933 | 14500 | 50    | SURPLUS: ZONING 100 ft | 295,307   |
| 145 Actual Front Feet, 1.22 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,607,783 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 15.43     | 283  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.51      | 833  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.51      | 600  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.07      | 2400 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 5220 SF Floor Area = 5694 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1 Story    | Block    | Crawl Space | 2,536 |          |            |
| 1.25 Story | Block    | Crawl Space | 1,287 |          |            |
| 1 Story    | Block    | Crawl Space | 1,397 |          |            |
| 1 Story    | Siding   | Overhang    | 152   |          |            |
| Total:     |          |             |       | 766,264  | 536,383    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,408 | 986   |
| 3 Fixture Bath     | 1 | 4,434 | 3,104 |
| 2 Fixture Bath     | 1 | 2,967 | 2,077 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 3,249 |
| Water Well, 100 Feet | 1 | 5,677 | 3,974 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 177 | 4,929 | 3,450 |
| WPP           | 106 | 3,142 | 2,199 |
| WPP           | 152 | 4,084 | 2,859 |
| WPP           | 483 | 8,501 | 5,951 |
| WPP           | 43  | 2,031 | 1,422 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 983 | 34,838 | 24,387 |
|-----------|-----|--------|--------|

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|                                                            |      |         |         |
|------------------------------------------------------------|------|---------|---------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |         |         |
| Base Cost                                                  | 483  | 18,823  | 13,176  |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |      |         |         |
| Base Cost                                                  | 1368 | 47,182  | 33,027  |
| Built-Ins                                                  |      |         |         |
| Appliance Allow.                                           | 1    | 2,686   | 1,880   |
| Fireplaces                                                 |      |         |         |
| Interior 1 Story                                           | 1    | 5,183   | 3,628   |
| Interior 2 Story                                           | 1    | 6,455   | 4,518   |
| Prefab 1 Story                                             | 1    | 2,517   | 1,762   |
| Carports                                                   |      |         |         |
| Aluminum                                                   | 766  | 10,839  | 7,587   |
| Aluminum                                                   | 332  | 4,698   | 3,289   |
| Totals:                                                    |      | 941,300 | 658,908 |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,779,052

|                                                                               |                |           |              |                |         |           |
|-------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|---------|-----------|
| 2026 Est. T.C.V. 006-610-036-00                                               |                |           |              |                | =       | 3,396,835 |
| Est. TCV/Total Floor Area = 596.56, Most recent sale 08/14/2019 for 1,050,000 |                |           |              |                |         |           |
| 2025 Assessed                                                                 | MBOR           | S.E.V.    | Base for Cap | IRM            |         |           |
| 1,684,600                                                                     | 1,684,600      | 1,684,600 | 678,629      | 2.70           |         |           |
| 2026 New                                                                      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |           |
| 0                                                                             | 13,800         | 0         | 0            | 18,322         | 0       |           |
| 2026 Assessed                                                                 | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |           |
| 1,698,400                                                                     | 1,698,400      | 1,698,400 | 696,951      | 696,951        | 0       |           |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-038-00   | 2026 Est. T.C.V.    | 7735 DAY FOREST LLC  |
| Property Class: 401 |                     | 7735 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L401 P699 L515 P346/99 L555 P341/00 L874 P11/05 PRT LOTS 37 & 38 PLAT OF FOREST GLEN COM WLY MOST CORNER SD LOT 38 AT SHR GLEN LK TH ALG SD SHR S 43 DEG 05' 00" E 10 FT TO POB TH PARALLEL TO LN BETWEEN LOTS 38 & 39 N 39 DEG 46' 00" E 342.75 FT TO SWLY R/W LN DAY FOREST RD TH SELY ALG SD SWLY LN ON ARC OF 1179.28 FT RADIUS CURVE TO LEFT 59.13 FT CH-S 49 DEG 35' 48" E 59.12 FT TH ALG SD R/W LN S 51 DEG 02' 00" E 39.72 FT TH PARALLEL TO LN BETWEEN LOTS 37 & 38 S 39 DEG 44' 30" W 355 FT TH ALG SHR GLEN LK N 43 DEG 05' 00" W 10 FT TO CORNER BETWEEN LOTS 37 & 38 TH ALG SD SHR N 43 DEG 05' 00" W 90.06 FT TO POB PLAT OF FOREST GLEN CONSISTING OF INTEREST TO CREIGHTON E FORESTER & DAVID GLOD (AS TENANTS IN COMMON) SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 350.00 | 1.0000 | 0.9829 | 14500 | 100   |        | 1,425,205                         |
| 100 Actual Front Feet, 0.80 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,425,205 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 20.81 | 110  | 0      | 0          |
| D/W/P: Flagstone/Sand      | 26.62 | 120  | 0      | 0          |
| D/W/P: Asphalt Paving      | 3.68  | 3350 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 100    | 5,000      |
| BOAT HOIST          | 2,000.00 | 1    | 100    | 2,000      |

#### Ad-Hoc Unit-In-Place Items

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| /CI16/YARI/CHALF/04'/211                            | 14.00 | 160  | 50     | 1,120      |
| /CI16/YARI/PAV/23L                                  | 0.93  | 1375 | 50     | 639        |
| /CI16/YARI/PAV/2L                                   | 2.87  | 1375 | 50     | 1,973      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 10,732     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 2857 SF Floor Area = 4164 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,024  |          |            |
| 1.5 Story  | Siding   | Crawl Space | 833    |          |            |
| 1 Story    | Siding   | Overhang    | 384    |          |            |
|            |          |             | Total: | 599,056  | 449,290    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 736 | 33,738 | 25,303 |
|--------------|-----|--------|--------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |
| 2 Fixture Bath     | 1 | 4,500  | 3,375  |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 8,160 |
| Water Well, 100 Feet | 1 | 6,514  | 4,885 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 88 | 6,147 | 4,610 |
| CCP (1 Story) | 99 | 3,829 | 2,872 |
| WCP (1 Story) | 28 | 2,706 | 2,029 |

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## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 192  | 4,216  | 3,162  |
| Treated Wood | 1027 | 14,142 | 10,606 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 1224 | 21,616 | 16,212 |
| Common Wall: 1 Wall | 1    | -3,064 | -2,298 |
| Door Opener         | 3    | 2,015  | 1,511  |
| Base Cost           | 1517 | 82,980 | 62,235 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,396 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 817,348 613,007

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,655,119

2026 Est. T.C.V. 006-610-038-00 = 3,091,056

Est. TCV/Total Floor Area = 742.33, Most recent sale 08/29/2005 for 1,293,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,515,900     | 1,515,900      | 1,515,900 | 699,764      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 1,800         | 27,800         | 0         | 1,800        | 18,893         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,545,500     | 1,545,500      | 1,545,500 | 720,457      | 720,457        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-610-039-00   | 2026 Est. T.C.V.    | MANDERS MARK D & KAREN K |
| Property Class: 401 |                     | 7777 W DAY FOREST RD     |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

L224 P193 L270 P585 L385 P8 L415 P884/95 LOT 39 ALSO PRT LOT 38 BEG WLY COR OF SD LOT 38 ON SHR GLEN LK TH ALG LN BETWEEN LOTS 38& 39 N 39 DEG 46' 0" E 338.88 FT TO SWLYR/W FOREST GLEN RD TH SELY ALG SD LN S 47 DEG 55' 09" E 9.93 FT TH S 39 DEG 46' 0" W 339.72 FT TH ALG SHR GLEN LAKE N 43 DEG 05' 0" W 10.00 FT TO POB INCLUDING FULL RIPARIAN RIGHTS ON GLEN LAKE PLAT OF FOREST GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 14500          | 110.00   | 340.00      | 0.9765 | 0.9758 | 14500      | 100   |              | 1,519,758 |
| 110 Actual Front Feet, | 0.86     | Total Acres |        |        | Total Est. |       | Land Value = | 1,519,758 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 6.71 | 378  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 1400 | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 1850 | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 1016 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1963

(11) Heating System: Forced Heat & Cool

Ground Area = 2318 SF Floor Area = 2817 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,819  |          |            |
| 2 Story | Siding   | Crawl Space | 499    |          |            |
|         |          |             | Total: | 368,058  | 257,675    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |
| Separate Shower    | 1 | 1,336 | 935   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| CCP (1 Story) | 26  | 940    | 658   |
| WPP           | 608 | 10,974 | 7,682 |
| WPP           | 145 | 4,077  | 2,854 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 311 | 17,519 | 12,263 |
| Storage Over Garage | 113 | 1,526  | 1,068  |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 1   | 537    | 376    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 258 | 12,892 | 9,024 |
| Door Opener | 1   | 537    | 376   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

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## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,560 |
| Prefab 1 Story   | 1 | 2,593 | 1,815 |

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 367 | 6,015 | 4,210 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 455,316 | 318,755 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 860,639

---

2026 Est. T.C.V. 006-610-039-00 = 2,385,397

Est. TCV/Total Floor Area = 846.79, Most recent sale 01/05/2017 for 765,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,175,000               | 1,175,000 | 1,175,000 | 617,119        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 17,700    | 0         | 16,662         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,192,700               | 1,192,700 | 1,192,700 | 633,781        | 633,781     | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-610-040-00   | 2026 Est. T.C.V.    | GOODNEY-JONES DEMARIE B |
| Property Class: 401 |                     | 7791 W DAY FOREST RD    |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

LOT 40 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 340.00 | 1.0000 | 0.9758 | 14500 | 100   |        | 1,414,914                         |
| 100 Actual Front Feet, 0.78 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,414,914 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                     |          |   |     |       |
|---------------------|----------|---|-----|-------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1 | 100 | 5,000 |
|---------------------|----------|---|-----|-------|

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 672  |          |            |
| Total:  |          |             |      | 98,197   | 63,828     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,108 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |
|----------------------|---|-------|-------|

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 160 | 4,630 | 3,009 |
|---------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 616 | 22,958 | 14,923 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 140,632 91,411

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 246,810

2026 Est. T.C.V. 006-610-040-00 = 1,666,724

Est. TCV/Total Floor Area = 2480.24

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 829,600                 | 829,600 | 829,600   | 214,505        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,800   | 0         | 5,791          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 833,400                 | 833,400 | 833,400   | 220,296        | 220,296     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-610-041-00   | 2026 Est. T.C.V.    | GORIS GREGORY TRUST 50% & |
| Property Class: 401 |                     | 7805 W DAY FOREST RD      |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L197 P576 L432 P405-406/96 L721 P495/03 LOT 41 PLAT OF FOREST GLEN SEC 33 T29N  
R14W

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 347.00 | 1.0000 | 0.9808 | 14500 | 100   |                         | 1,422,141 |
| 100 Actual Front Feet, 0.80 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,422,141 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand  | 18.35 | 303  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 2000 | 0      | 0          |
| Wood Frame            | 25.28 | 196  | 50     | 2,477      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,977      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = 2058 SF Floor Area = 2658 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,058 |          |            |
| 1 Story | Siding   | Overhang    | 600   |          |            |
|         |          | Total:      |       | 319,192  | 191,516    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 2 | 9,133 | 5,480 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,702 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 392 | 20,415 | 12,249 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,309 |
| Door Opener         | 1   | 537    | 322    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 791 | 36,813 | 22,088 |
| Storage Over Garage | 200 | 2,700  | 1,620  |
| Door Opener         | 1   | 537    | 322    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 416,284 249,772

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 674,384

Parcel Number: 45-006-610-041-00

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|                                    |                |           |              |                |           |  |
|------------------------------------|----------------|-----------|--------------|----------------|-----------|--|
| 2026 Est. T.C.V. 006-610-041-00    |                |           |              | =              | 2,101,502 |  |
| Est. TCV/Total Floor Area = 790.63 |                |           |              |                |           |  |
| 2025 Assessed                      | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,040,500                          | 1,040,500      | 1,040,500 | 475,335      | 2.70           |           |  |
| 2026 New                           | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                                  | 10,300         | 0         | 0            | 12,834         | 0         |  |
| 2026 Assessed                      | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,050,800                          | 1,050,800      | 1,050,800 | 488,169      | 488,169        | 488,169   |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-610-042-00   | 2026 Est. T.C.V.    | GOTTWALD JOHN J & CAROL M |
| Property Class: 401 |                     | 7819 W DAY FOREST RD      |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L1261P20 LOT 42, FOREST GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 2 OF PLATS, PAGES 12, 13 AND 14. SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN. SEC 33 T29N R14W.  
 FORMERLY 11.20.08 COMBINED INTERST SPLITS BACK TO PARCEL 42-00 (42-03 & 42-04)  
 L511 P603/99 L939 P315/07 2005 INTEREST REVISED (REF: INT SPLITS  
 006-610-042-01&-042-02) LOT 42 PLAT OF FOREST GLEN SEC 33 T29N R14W. 2009  
 COMBINED 2008 YEAR RETIRED 42-00, 42-01, & 42-02 - NEW 42-03- & 42-04

ONE OWNER - ALL COMBINED BACK

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 358.00 | 1.0000 | 0.9885 | 14500                   | 100   |        | 1,433,280 |
| 100 Actual Front Feet, 0.82 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,433,280 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3646 SF Floor Area = 6285 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 3,388 |          |            |
| 1.5 Story | Siding   | Basement    | 258   |          |            |
| 1 Story   | Siding   | Overhang    | 816   |          |            |
|           |          | Total:      |       | 856,220  | 830,531    |

#### Other Additions/Adjustments

|              |  |      |        |        |  |
|--------------|--|------|--------|--------|--|
| Exterior     |  |      |        |        |  |
| Stone Veneer |  | 1000 | 45,840 | 44,465 |  |

|                    |  |   |        |        |  |
|--------------------|--|---|--------|--------|--|
| Plumbing           |  |   |        |        |  |
| Average Fixture(s) |  | 1 | 2,136  | 2,072  |  |
| 3 Fixture Bath     |  | 4 | 26,863 | 26,057 |  |
| 2 Fixture Bath     |  | 1 | 4,500  | 4,365  |  |

|                      |  |   |        |        |  |
|----------------------|--|---|--------|--------|--|
| Water/Sewer          |  |   |        |        |  |
| 2000 Gal Septic      |  | 1 | 10,880 | 10,554 |  |
| Water Well, 100 Feet |  | 1 | 6,514  | 6,319  |  |

|                |  |     |        |        |  |
|----------------|--|-----|--------|--------|--|
| Porches        |  |     |        |        |  |
| CCP (1 Story)  |  | 520 | 17,878 | 17,342 |  |
| CCP (1 Story)  |  | 320 | 11,037 | 10,706 |  |
| CGEP (1 Story) |  | 291 | 23,036 | 22,345 |  |
| CPP            |  | 741 | 13,138 | 12,744 |  |

|              |  |     |        |        |  |
|--------------|--|-----|--------|--------|--|
| Balcony      |  |     |        |        |  |
| Wood Balcony |  | 320 | 17,469 | 16,945 |  |

#### Garages

|                                                           |  |      |        |        |  |
|-----------------------------------------------------------|--|------|--------|--------|--|
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |  |      |        |        |  |
| Common Wall: 1 Wall                                       |  | 1    | -3,064 | -2,972 |  |
| Door Opener                                               |  | 3    | 2,015  | 1,955  |  |
| Base Cost                                                 |  | 1261 | 68,977 | 66,908 |  |

#### Built-Ins

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Appliance Allow. |  | 1 | 3,976 | 3,857 |  |
|------------------|--|---|-------|-------|--|

#### Fireplaces

|                   |  |   |        |        |  |
|-------------------|--|---|--------|--------|--|
| Interior 2 Story  |  | 1 | 8,495  | 8,240  |  |
| 2nd on Same Stack |  | 1 | 5,406  | 5,244  |  |
| Exterior 2 Story  |  | 1 | 10,342 | 10,032 |  |



## Local Cost Items

GENERATOR

1

1

1

\*100% Good

Totals: 1,131,659 1,097,710

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,963,817

2026 Est. T.C.V. 006-610-042-00 = 4,397,097

Est. TCV/Total Floor Area = 699.62, Most recent sale 05/20/2016 for 630,000

|               |                |           |              |                |           |  |
|---------------|----------------|-----------|--------------|----------------|-----------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 2,141,400     | 2,141,400      | 2,141,400 | 1,161,441    | 2.70           |           |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0             | 57,100         | 0         | 0            | 31,358         | 0         |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 2,198,500     | 2,198,500      | 2,198,500 | 1,192,799    | 1,192,799      | 1,192,799 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-043-00   | 2026 Est. T.C.V.    | BURROWS BRENDAN      |
| Property Class: 401 |                     | 7833 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

LOTS 43 & 44 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \* LOT 43 & 44

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 378.00 | 0.8409 | 1.0020 | 14500 | 100   |        | 1,221,731 |
| GROUP A 14500                                                   | 100.00   | 363.00 | 0.8409 | 0.9919 | 14500 | 100   |        | 1,209,426 |
| 200 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,431,157 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1952

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1717 SF Floor Area = 1717 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,717  |          |            |
|         |          |            | Total: | 220,850  | 132,509    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Garages

Class: C Exterior: Pole (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 832 | 21,357 | 12,814 |
| Door Opener | 1   | 537    | 322    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 156 | 2,557 | 1,534 |
|--------------|-----|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 271,230 162,736

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 439,387

2026 Est. T.C.V. 006-610-043-00 = 2,875,544

Est. TCV/Total Floor Area = 1674.75

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |        |  |
|---------------|----------------|-----------|--------------|----------------|--------|--|
| 1,429,200     | 1,429,200      | 1,429,200 | 316,779      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 8,600          | 0         | 0            | 8,553          | 0      |  |

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Parcel Number: 45-006-610-043-00Page: 2

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,437,800     | 1,437,800 | 1,437,800 | 325,332 | 325,332     | 325,332 |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-610-045-00   | 2026 Est. T.C.V.    | WARBURTON HARVEY R & MARILYN E & |
| Property Class: 401 |                     | 7871 W DAY FOREST RD             |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

LOT 45 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 392.00 | 1.0000 | 1.0111 | 14500 | 100   |        | 1,466,161 |
| 100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,466,161 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = 2753 SF Floor Area = 2753 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,753 |          |            |
| Total:  |          |             |       | 451,779  | 293,658    |

Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,527 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |
| Separate Shower    | 1 | 2,720  | 1,768 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Treated Wood               | 116 | 2,993 | 1,945 |
| Pine w/Roof (Deck Portion) | 25  | 983   | 639   |
| Pine w/Roof (Roof portion) | 25  | 719   | 467   |
| Treated Wood               | 435 | 7,178 | 4,666 |
| Treated Wood               | 173 | 3,918 | 2,547 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 672 | 41,651 | 27,073 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |
| Door Opener         | 1   | 672    | 437    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 780 | 36,465 | 23,702 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,384 |
|----------------|---|-------|-------|

Local Cost Items

|           |   |   |   |
|-----------|---|---|---|
| GENERATOR | 1 | 1 | 1 |
|-----------|---|---|---|

|         |         |         |
|---------|---------|---------|
| Totals: | 585,169 | 380,361 |
|---------|---------|---------|

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,026,975

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|                                    |                |           |              |                |         |  |
|------------------------------------|----------------|-----------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-610-045-00    |                |           |              | = 2,498,136    |         |  |
| Est. TCV/Total Floor Area = 907.42 |                |           |              |                |         |  |
| 2025 Assessed                      | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,230,200                          | 1,230,200      | 1,230,200 | 302,892      | 2.70           |         |  |
| 2026 New                           | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0                                  | 18,900         | 0         | 0            | 8,178          | 0       |  |
| 2026 Assessed                      | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,249,100                          | 1,249,100      | 1,249,100 | 311,070      | 311,070        | 311,070 |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-610-046-00   | 2026 Est. T.C.V.    | PLAGENS DOUGLAS G & CHARLENE L |
| Property Class: 401 |                     | 7901 W DAY FOREST RD           |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

L227 P727/81 LOT 46 PLAT OF FOREST GLEN SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 397.00 | 1.0000 | 1.0144 | 14500 | 100   |        | 1,470,814                         |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,470,814 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 31.30 | 263  | 50     | 4,116      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,116      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1968

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2746 SF Floor Area = 2746 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,170 |          |            |
| 1 Story | Siding   | Slab        | 576   |          |            |
| Total:  |          |             |       | 446,887  | 379,854    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| Separate Shower    | 1 | 2,720 | 2,312 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 696  | 9,772  | 8,306  |
| Treated Wood | 1817 | 25,020 | 21,267 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 516,200 438,771

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,184,682

2026 Est. T.C.V. 006-610-046-00 = 2,664,612

Est. TCV/Total Floor Area = 970.36, Most recent sale 10/08/2020 for 1,620,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,306,200               | 1,306,200 | 1,306,200 | 691,646        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 26,100    | 0         | 18,674         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,332,300               | 1,332,300 | 1,332,300 | 710,320        | 710,320     | 0       |  |



|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-610-047-00   | 2026 Est. T.C.V.    | HAMILTON JEFF & DIANE TRUST |
| Property Class: 401 |                     | 7923 W DAY FOREST RD        |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

L328 P734 L350 P40 L423 P722/96 DC L582 P796 L582 P798/01 LOT 47 PLAT OF FOREST  
GLEN SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 400.00 | 1.0000 | 1.0163 | 14500 | 100   |        | 1,473,585 |
| 100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,473,585 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 180  | 0      | 0          |
| Wood Frame            | 38.73 | 47   | 50     | 910        |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 12,910     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 2010

(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = 2599 SF Floor Area = 3982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,599 |          |            |
| 1 Story   | Siding   | Overhang    | 84    |          |            |
| Total:    |          |             |       | 687,689  | 605,165    |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 64 | 3,253 | 2,863 |
|--------------|----|-------|-------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,866  |
| 3 Fixture Bath     | 2 | 20,550 | 18,084 |
| 2 Fixture Bath     | 1 | 6,850  | 6,028  |
| Separate Shower    | 1 | 3,123  | 2,748  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,313 |
| Water Well, 100 Feet | 1 | 6,941  | 6,108  |

##### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 110  | 7,931  | 6,979  |
| WCP (1 Story) | 25   | 2,627  | 2,312  |
| WPP           | 1385 | 32,271 | 28,398 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 310 | 5,995 | 5,276 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 538  | 11,454 | 10,080 |
| Door Opener         | 2    | 1,504  | 1,324  |
| Base Cost           | 1076 | 58,029 | 51,066 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,028 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,452 |
|------------------|---|-------|-------|



Parcel Number: 45-006-610-047-00

Page: 2

## Local Cost Items

GENERATOR

1

1

1

\*97% Good

Totals: 879,648 774,091

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,090,046

2026 Est. T.C.V. 006-610-047-00

= 3,576,541

Est. TCV/Total Floor Area = 898.18

2025 Assessed MBOR S.E.V.

1,748,000 1,748,000 1,748,000

Base for Cap

IRM

787,282

2.70

2026 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 40,300 0

0

21,256

0

2026 Assessed MBOR S.E.V.

Capped

-&gt;Taxable&lt;-

PRE/MBT

1,788,300 1,788,300 1,788,300

808,538

808,538

808,538

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-048-00   | 2026 Est. T.C.V.    | DRUMM CHARLES A      |
| Property Class: 401 |                     | 7933 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L382 P529 UNRECORDED DC/98 LOT 48 PLAT OF FOREST GLEN SEC 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                        | 100.00   | 399.00 | 1.0000 | 1.0156 | 14500 | 100   |        | 1,472,663 |
| 100 Actual Front Feet, 0.92 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 1,472,663 |

## Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,316      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C 10 Blt 1955

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2279 SF      Floor Area = 2279 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,279 |          |            |
| Total:  |          |             |       | 331,722  | 248,785    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 108 | 5,463 | 4,097 |
| WCP (1 Story) | 12  | 906   | 679   |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 383 | 6,235 | 4,676 |
| Treated Wood | 121 | 2,915 | 2,186 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 25,771 | 19,328 |
| Door Opener | 1   | 537    | 403    |

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

Totals:      395,534      296,641

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV:      800,931

2026 Est. T.C.V. 006-610-048-00      =      2,279,910

Est. TCV/Total Floor Area = 1000.40

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,122,800               | 1,122,800 | 1,122,800 | 370,240        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 17,200    | 0         | 9,996          | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

---

|           |           |           |         |         |         |
|-----------|-----------|-----------|---------|---------|---------|
| 1,140,000 | 1,140,000 | 1,140,000 | 380,236 | 380,236 | 380,236 |
|-----------|-----------|-----------|---------|---------|---------|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-049-00   | 2026 Est. T.C.V.    | STENBACK GEORGE O    |
| Property Class: 401 |                     | 7949 W DAY FOREST RD |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L257 P659 L401 P81/95 DC L656 P432/02 LOT 49 PLAT OF FOREST GLEN SEC 33 T29N  
R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 400.00 | 1.0000 | 1.0163 | 14500 | 100   |                         | 1,473,585 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,473,585 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 32.90    | 80   | 50     | 1,316      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,316      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = 1704 SF Floor Area = 2136 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 864  |          |            |
| 1 Story   | Siding   | Crawl Space | 840  |          |            |
| Total:    |          |             |      | 274,575  | 178,484    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 140 | 3,223 | 2,095 |
| Treated Wood | 228 | 4,441 | 2,887 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 24,382 | 15,848 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 2   | 1,075  | 699    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
| Prefab 1 Story   | 1 | 2,593 | 1,685 |

Totals: 335,088 217,818

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 588,109

2026 Est. T.C.V. 006-610-049-00 = 2,068,010

Est. TCV/Total Floor Area = 968.17

| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
|---------------|-----------|-----------|--------------|------|
| 1,021,800     | 1,021,800 | 1,021,800 | 275,429      | 2.70 |

Parcel Number: 45-006-610-049-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 12,200         | 0         | 0         | 7,436          | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,034,000 | 1,034,000      | 1,034,000 | 282,865   | 282,865        | 282,865 |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-610-050-00   | 2026 Est. T.C.V.    | DUFF KRISTIN MURPHY TRUST |
| Property Class: 401 |                     | 7971 W DAY FOREST RD      |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L365 P193/93 L587 P267/01 L710 P575/03 LOT 50 PLAT OF FOREST GLEN AS RECORDED IN  
LIBER 2 OF PLATS PAGES 12, 13, AND 14 LEELANAU COUNTY RECORD OF DEEDS SEC 33  
T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 407.00 | 1.0000 | 1.0207 | 14500 | 100   |                         | 1,479,990 |
| 100 Actual Front Feet, 0.93 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,479,990 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 34.29    | 48   | 50     | 823        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,323      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 768 SF Floor Area = 768 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 768    |          |            |
|         |          |             | Total: | 99,243   | 54,584     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 665   |
| 3 Fixture Bath     | 1 | 3,794 | 2,087 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 196 | 11,689 | 6,429 |
| WPP            | 96  | 2,740  | 1,507 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 240 | 10,963 | 6,030 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,586 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 146,269 80,450

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 217,215

2026 Est. T.C.V. 006-610-050-00 = 1,700,528

Est. TCV/Total Floor Area = 2214.23, Most recent sale 02/06/2015 for 625,796

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 846,500       | 846,500 | 846,500 | 370,862      | 2.70 |

Parcel Number: 45-006-610-050-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 3,800          | 0       | 0         | 10,013         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 850,300  | 850,300        | 850,300 | 380,875   | 380,875        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-610-051-00   | 2026 Est. T.C.V.    | NOEL RICHARD & NICOLA FAMILY TRUST |
| Property Class: 401 |                     | 7989 W DAY FOREST RD               |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                   |

L269 P378/86 L905 P446/06 LOT 51 PLAT OF FOREST GLEN SECS 32 &amp; 33 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 400.00 | 1.0000 | 1.0163 | 14500 | 100   |        | 1,473,585 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,473,585 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 2500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 1987 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2161 SF Floor Area = 2161 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,161 |          |            |
| Total:  |          |             |       | 363,143  | 290,514    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WPP           | 504 | 11,748 | 9,398 |
| WCP (1 Story) | 100 | 6,541  | 5,233 |

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 545 | 33,338 | 26,670 |
| Common Wall: 1 Wall | 1   | -2,606 | -2,085 |
| Door Opener         | 1   | 672    | 538    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 449,137 | 359,310 |
|---------|---------|---------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 970,137

2026 Est. T.C.V. 006-610-051-00 = 2,451,222

Est. TCV/Total Floor Area = 1134.30, Most recent sale 03/29/2012 for 937,500

2025 Assessed MBOR S.E.V. Base for Cap IRM



Parcel Number: 45-006-610-051-00

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|           |           |                |           |                |         |
|-----------|-----------|----------------|-----------|----------------|---------|
| 1,205,500 | 1,205,500 | 1,205,500      | 556,779   | 2.70           |         |
| 2026      | New       | Eq. Adjustment | Additions | Tax Adjustment | Losses  |
|           | 0         | 20,100         | 0         | 15,033         | 0       |
| 2026      | Assessed  | MBOR           | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,225,600 | 1,225,600      | 571,812   | 571,812        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-610-052-00   | 2026 Est. T.C.V.    | FISHMAN KENNETH A & KRISTINE B |
| Property Class: 401 |                     | 8031 W DAY FOREST RD           |
| Map #: 66 & 67      | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

L393 P987/94 LOT 52 PLAT OF FOREST GLEN SECS 32 & 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 427.00 | 1.0000 | 1.0330 | 14500 | 100   |        | 1,497,846 |
| 100 Actual Front Feet, 0.98 Total Acres |          |        |        |        |       |       |        | 1,497,846 |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,497,846 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 500  | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = 3308 SF Floor Area = 4135 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 3,308 |          |            |
| Total:     |          |            |       | 663,854  | 630,661    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,029  |
| 3 Fixture Bath     | 3 | 20,147 | 19,140 |
| 2 Fixture Bath     | 1 | 4,500  | 4,275  |
| Separate Shower    | 1 | 2,720  | 2,584  |

Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,336 |
| Water Well, 100 Feet | 1 | 6,514  | 6,188  |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CPP           | 137 | 3,573 | 3,394 |
| CCP (1 Story) | 227 | 8,174 | 7,765 |
| CCP (1 Story) | 243 | 8,670 | 8,236 |

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 408  | 6,883  | 6,539  |
| Treated Wood | 1110 | 15,285 | 14,521 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,343  | 1,276  |
| Base Cost   | 1110 | 60,717 | 57,681 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 8,102 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |
|-----------|---|---|---|
| GENERATOR | 1 | 1 | 1 |
|-----------|---|---|---|

Totals: 827,901 786,505

Notes:

Parcel Number: 45-006-610-052-00

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ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 2,123,564

2026 Est. T.C.V. 006-610-052-00 = 3,623,910

Est. TCV/Total Floor Area = 876.40, Most recent sale 09/14/2007 for 900,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,759,800     | 1,759,800      | 1,759,800 | 822,690      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 52,200         | 0         | 0            | 22,212         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,812,000     | 1,812,000      | 1,812,000 | 844,902      | 844,902        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-610-053-00   | 2026 Est. T.C.V.    | QUARDERER GEORGE J & CAROL TR |
| Property Class: 401 |                     | 8055 W DAY FOREST RD          |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L229 P342 L371 P557-565/93 L429 P732/96 LOTS 53 & 54 PLAT OF FOREST GLEN SECS 32 & 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 200.00   | 432.00 | 0.8409 | 1.0360 | 14500 | 100   |        | 2,526,409 |
| 200 Actual Front Feet, 1.98 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,526,409 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 2000 | 0      | 0          |
| D/W/P: Crushed Rock   | 2.53  | 2220 | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 88   | 0      | 0          |
| Wood Frame            | 31.84 | 223  | 50     | 3,550      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 11,050     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1572 SF Floor Area = 2854 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,282 |          |            |
| 1 Story | Siding   | Crawl Space | 290   |          |            |
| Total:  |          |             |       | 419,393  | 272,606    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 360 | 16,502 | 10,726 |
|--------------|-----|--------|--------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| Separate Shower    | 1 | 2,720 | 1,768 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| CPP           | 265 | 5,968  | 3,879 |
| WCP (1 Story) | 198 | 11,151 | 7,248 |
| WPP           | 705 | 14,445 | 9,389 |

##### Garages

Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 827 | 37,579 | 24,426 |
| Door Opener | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,522 |
|------------------|---|-------|-------|

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 800 | 11,016 | 7,160 |
|--------------|-----|--------|-------|

Parcel Number: 45-006-610-053-00

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## Local Cost Items

GENERATOR

1

1

1

\*95% Good

Totals: 552,690 359,247

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 969,967

2026 Est. T.C.V. 006-610-053-00 = 3,507,426

Est. TCV/Total Floor Area = 1228.95

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,734,900     | 1,734,900 | 1,734,900 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 540,127      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 0                       | 18,800 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 14,583         | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,753,700     | 1,753,700 | 1,753,700 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 554,710 | 554,710     | 554,710 |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-610-055-00   | 2026 Est. T.C.V.    | VINYARD JOELLEN TRUST |
| Property Class: 401 |                     | 8073 W DAY FOREST RD  |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

L350 P36/92 L558 P813/00 L851 P527/05 LOT 55 PLAT OF FOREST GLEN SEC 32 T29N  
R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 431.00 | 1.0000 | 1.0354 | 14500 | 100   |                         | 1,501,342 |
| 100 Actual Front Feet, 0.99 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,501,342 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 24.84    | 226  | 50     | 2,807      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,307      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963

(11) Heating System: Electric Baseboard  
Ground Area = 1196 SF Floor Area = 1196 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,196  |          |            |
|         |          |             | Total: | 165,436  | 107,534    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |
| Separate Shower    | 1 | 1,336 | 868   |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 219 | 5,116 | 3,325 |
| CCP (1 Story) | 124 | 3,674 | 2,388 |
| WCP (1 Story) | 26  | 2,164 | 1,407 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 114 | 2,785 | 1,810 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 317 | 17,749 | 11,537 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 222,677 | 144,740 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 390,797

2026 Est. T.C.V. 006-610-055-00 = 1,897,446

Est. TCV/Total Floor Area = 1586.49, Most recent sale 12/14/2012 for 715,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-610-055-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 941,300  | 941,300        | 941,300 | 405,502   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 7,400          | 0       | 0         | 10,948         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 948,700  | 948,700        | 948,700 | 416,450   | 416,450        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-056-00   | 2026 Est. T.C.V.    | STONER JOHN R &      |
| Property Class: 401 |                     | 8091 W DAY FOREST RD |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L295 P485 L354 P874 L372 P334/93 L620 P220/01 L620 P236/01 LOT 56 PLAT OF FOREST  
GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 428.00 | 1.0000 | 1.0336 | 14500 | 100   |        | 1,498,722 |
| 100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,498,722 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 252  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71     | 108  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1967

(11) Heating System: Electric Baseboard  
Ground Area = 1384 SF Floor Area = 2076 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,384  |          |            |
|           |          |             | Total: | 270,665  | 162,400    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 56  | 1,789 | 1,073 |
| WPP           | 242 | 5,302 | 3,181 |

Balcony

|              |    |     |     |
|--------------|----|-----|-----|
| Wood Balcony | 12 | 535 | 321 |
|--------------|----|-----|-----|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 3,989 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

Totals: 304,355 182,613

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 493,055

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls C Blt 1975

(11) Heating System: Forced Heat & Cool  
Ground Area = 0 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60



## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Overhang   | 1232 |          |            |
| Total:  |          |            |      | 109,032  | 65,419     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 104 | 3,188 | 1,913 |
|-----|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |      |        |        |
|------------------------|------|--------|--------|
| Door Opener            | 3    | 1,612  | 967    |
| Basement Garage: 3 Car | 1    | 5,356  | 3,214  |
| Base Cost              | 1232 | 43,761 | 26,257 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Totals: 170,223 102,135

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 275,765

2026 Est. T.C.V. 006-610-056-00

= 2,272,542

Est. TCV/Total Floor Area = 686.98

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 1,123,300               | 1,123,300 | 1,123,300 | 528,610      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 13,000    | 0         | 0            | 14,272         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,136,300               | 1,136,300 | 1,136,300 | 542,882      | 542,882        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-610-057-00   | 2026 Est. T.C.V.    | DEPUY JOHN R & PAMELA H TRUSTEES OF |
| Property Class: 401 |                     | 8107 W DAY FOREST RD                |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                    |

LOT 57 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 425.00 | 1.0000 | 1.0318 | 14500 | 100   |        | 1,496,089 |
| 100 Actual Front Feet, 0.98 Total Acres |          |        |        |        |       |       |        | 1,496,089 |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,496,089 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,316      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1696 SF Floor Area = 1696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,696 |          |            |
| Total:  |          |             |       | 226,258  | 147,068    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 112 | 5,628 | 3,658 |
| CCP (2 Story) | 64  | 2,468 | 1,604 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 448 | 6,899 | 4,484 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 960 | 39,475 | 25,659 |
| Door Opener | 3   | 1,612  | 1,048  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 307,092 199,611

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 538,950

2026 Est. T.C.V. 006-610-057-00 = 2,041,355

Est. TCV/Total Floor Area = 1203.63

| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM       |                |        |
|---------------|-----------|----------------|--------------|-----------|----------------|--------|
| 1,010,900     | 1,010,900 | 1,010,900      | 275,859      | 2.70      |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions | Tax Adjustment | Losses |

Parcel Number: 45-006-610-057-00

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 0             | 9,800     | 0         | 0       | 7,448       | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,020,700     | 1,020,700 | 1,020,700 | 283,307 | 283,307     | 283,307 |

---

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-610-058-00   | 2026 Est. T.C.V.    | EMMONS JOHN & JENNIFER |
| Property Class: 401 |                     | 8129 W DAY FOREST RD   |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

L269 P796 L297 P241 L345 P564/92 LOT 58 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 419.00 | 1.0000 | 1.0281 | 14500 | 100   |        | 1,490,780 |
| 100 Actual Front Feet, 0.96 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,490,780 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 320  | 50     | 7,664      |
| D/W/P: 3.5 Concrete                                 | 6.71     | 150  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 12,664     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1954

(11) Heating System: Forced Hot Water

Ground Area = 1929 SF Floor Area = 1929 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,641 |          |            |
| 1 Story | Siding   | Basement    | 288   |          |            |
| Total:  |          |             |       | 271,370  | 149,252    |

Other Additions/Adjustments

|                                                            |     |         |         |
|------------------------------------------------------------|-----|---------|---------|
| Recreation Room                                            | 288 | 5,570   | 557     |
| Exterior                                                   |     |         |         |
| Brick Veneer                                               | 564 | 9,526   | 5,239   |
| Basement, Outside Entrance, Below Grade                    | 1   | 2,781   | 1,530   |
| Plumbing                                                   |     |         |         |
| Average Fixture(s)                                         | 1   | 1,451   | 798     |
| 3 Fixture Bath                                             | 1   | 4,567   | 2,512   |
| Water/Sewer                                                |     |         |         |
| 1000 Gal Septic                                            | 1   | 4,782   | 2,630   |
| Water Well, 100 Feet                                       | 1   | 5,847   | 3,216   |
| Porches                                                    |     |         |         |
| WPP                                                        | 292 | 5,472   | 3,010   |
| WGEP (1 Story)                                             | 51  | 6,587   | 3,623   |
| Deck                                                       |     |         |         |
| Treated Wood                                               | 41  | 1,590   | 874     |
| Garages                                                    |     |         |         |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |
| Base Cost                                                  | 585 | 22,142  | 12,178  |
| Built-Ins                                                  |     |         |         |
| Appliance Allow.                                           | 1   | 2,767   | 1,522   |
| Fireplaces                                                 |     |         |         |
| Interior 1 Story                                           | 1   | 5,338   | 2,936   |
| Totals:                                                    |     | 349,790 | 189,877 |

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 512,668

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2026 Est. T.C.V. 006-610-058-00 = 2,016,112  
 Est. TCV/Total Floor Area = 1045.16, Most recent sale 11/15/2016 for 730,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 996,900       | 996,900        | 996,900   | 443,522      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,200         | 0         | 0            | 11,975         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,008,100     | 1,008,100      | 1,008,100 | 455,497      | 455,497        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-610-059-00   | 2026 Est. T.C.V.    | SPITZNER LANCE E & ANNA D |
| Property Class: 401 |                     | 8151 W DAY FOREST RD      |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L255 P611/85 LOT 59 PLAT OF FOREST GLEN SEC 32 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                        | 100.00   | 415.00 | 1.0000 | 1.0257 | 14500 | 100   |        | 1,487,210 |
| 100 Actual Front Feet, 0.95 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 1,487,210 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY      Cls C 10 Blt 1987

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1600 SF      Floor Area = 2045 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,600 |          |            |
| 1 Story    | Siding   | Overhang    | 45    |          |            |
| Total:     |          |             |       | 286,019  | 203,055    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,030 |
| 3 Fixture Bath     | 1 | 4,567 | 3,243 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,395 |
| Water Well, 100 Feet | 1 | 5,847 | 4,151 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 296 | 5,470 | 3,884 |
| WCP (1 Story) | 42  | 3,026 | 2,148 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 160 | 3,515 | 2,496 |
| Treated Wood | 50  | 1,723 | 1,223 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 792 | 30,381 | 21,571 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,874 |
| Door Opener         | 1   | 537    | 381    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 640 | 26,253 | 18,640 |
| Door Opener | 1   | 537    | 381    |

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 240 | 16,363 | 11,618 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,874 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,965 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,251 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 391,128 | 277,684 |
|---------|---------|---------|

Notes:

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ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 749,747

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2026 Est. T.C.V. 006-610-059-00 = 2,241,957

Est. TCV/Total Floor Area = 1096.31, Most recent sale 10/23/2014 for 740,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,108,500     | 1,108,500      | 1,108,500 | 509,260      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,500         | 0         | 0            | 13,750         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,121,000     | 1,121,000      | 1,121,000 | 523,010      | 523,010        | 523,010 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-060-00   | 2026 Est. T.C.V.    | DAVIS SAMMIE L       |
| Property Class: 401 |                     | 8165 W DAY FOREST RD |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L349 P20/92 L749 P593/03 L850 P833/05 LOT 60 PLAT OF FOREST GLEN SEC 32 T29N  
R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 411.00 | 1.0000 | 1.0232 | 14500 | 100   |        | 1,483,613 |
| 100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,483,613 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1954

(11) Heating System: Electric Baseboard

Ground Area = 1930 SF Floor Area = 1930 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,546  |          |            |
| 1 Story | Siding   | Slab        | 384    |          |            |
|         |          |             | Total: | 237,634  | 130,660    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 87 | 4,796 | 2,638 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 141 | 3,237 | 1,780 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 25,771 | 14,174 |
| Door Opener | 1   | 537    | 295    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,583 |
|------------------|---|-------|-------|

Totals: 297,903 163,808

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 442,282

2026 Est. T.C.V. 006-610-060-00 = 1,930,895

Est. TCV/Total Floor Area = 1000.46, Most recent sale 12/22/2017 for 650,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 956,700       | 956,700 | 956,700 | 427,122      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|



Parcel Number: 45-006-610-060-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 8,700   | 0       | 0       | 11,532      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 965,400       | 965,400 | 965,400 | 438,654 | 438,654     | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-610-061-00   | 2026 Est. T.C.V.    | CIOCI JOSEPH P & MARAGARET TRUST |
| Property Class: 401 |                     | 8179 W DAY FOREST RD             |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

L459 P130/97 LOT 61 PLAT OF FOREST GLEN SEC 32 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 406.00 | 1.0000 | 1.0201 | 14500 | 100   |        | 1,479,080                         |
| 100 Actual Front Feet, 0.93 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,479,080 |

## Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33 | 48   | 50     | 200        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 200        |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1962 SF Floor Area = 2943 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,962  |          |            |
|           |          |             | Total: | 381,072  | 362,033    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 2 | 9,133 | 8,676 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,028 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 469 | 8,503 | 8,078 |
| WCP (1 Story) | 191 | 8,396 | 7,976 |
| WCP (1 Story) | 27  | 2,229 | 2,118 |
| WCP (1 Story) | 61  | 3,845 | 3,653 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 628 | 25,892 | 24,597 |
| Door Opener | 1   | 537    | 510    |

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,011 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 459,579 436,614

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,178,858

2026 Est. T.C.V. 006-610-061-00 = 2,658,138

Est. TCV/Total Floor Area = 903.21

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,300,900     | 1,300,900  | 1,300,900 | 460,199      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 28,200     | 0         | 0            | 12,425         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,329,100     | 1,329,100  | 1,329,100 | 472,624      | 472,624        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-610-062-00   | 2026 Est. T.C.V.    | MATHIESEN JEAN M TRUST |
| Property Class: 401 |                     | 8195 W DAY FOREST RD   |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

L256 P895/85 L660 P588/02 LOT 62 PLAT OF FOREST GLEN SEC 32 T29N R14W.  
4/2018 COMBINE WITH 006-610-062-01 A 50% UNDIVIDED INTEREST

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 403.00 | 1.0000 | 1.0182 | 14500 | 100   |        | 1,476,340 |
| 100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,476,340 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1954

(11) Heating System: Electric Baseboard

Ground Area = 1634 SF Floor Area = 1634 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,634  |          |            |
|         |          |             | Total: | 217,690  | 119,730    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |
| 2 Fixture Bath     | 1 | 3,056 | 1,681 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 120 | 3,566 | 1,961 |
| WPP           | 128 | 3,734 | 2,054 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 294 | 14,000 | 7,700  |
| Common Wall: 1.5 Wall | 1   | -3,269 | -1,798 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 2,936 |
|------------------|---|-------|-------|

Totals: 263,529 144,942

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 391,344

2026 Est. T.C.V. 006-610-062-00 = 1,872,684

Est. TCV/Total Floor Area = 1146.07, Most recent sale 08/14/2002 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 928,000                 | 928,000 | 928,000   | 403,652        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 8,300   | 0         | 10,898         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

936,300

936,300

936,300

414,550

414,550

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-610-063-00   | 2026 Est. T.C.V.    | MATHIESEN JEAN M TRUST |
| Property Class: 402 |                     | W DAY FOREST RD        |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630       |

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L431 P678/96 478-61 LOT 63 PLAT OF FOREST GLEN SEC 32 T29N R14W.

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Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 14500                           | 100.00   | 402.00 | 1.0000 | 1.0175 | 14500      | 100   |              | 1,475,424 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,475,424 |

---

2026 Est. T.C.V. 006-610-063-00 = 1,475,424

Est. TCV/Total Floor Area = 902.95

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 737,700                 | 737,700 | 737,700 | 168,645      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 4,553          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 737,700                 | 737,700 | 737,700 | 173,198      | 173,198        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-064-00   | 2026 Est. T.C.V.    | BOLES JANICE A       |
| Property Class: 401 |                     | 8203 W DAY FOREST RD |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L424 P23/96 L595 P360/01 LOT 64 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 400.00 | 1.0000 | 1.0163 | 14500 | 100   |        | 1,473,585 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        | 1,473,585 |

Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 47.90 | 600  | 50     | 14,370     |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 19,370     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 2096 SF Floor Area = 2916 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,276 |          |            |
| 2 Story | Siding   | Slab       | 820   |          |            |
| Total:  |          |            |       | 379,089  | 265,379    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 139 | 4,075 | 2,852 |
|---------------|-----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 192 | 8,554 | 5,988 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 390 | 18,775 | 13,142 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 2   | 1,075  | 752    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

Totals: 433,680 303,592

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 819,698

2026 Est. T.C.V. 006-610-064-00 = 2,312,653

Est. TCV/Total Floor Area = 793.09, Most recent sale 10/31/2019 for 910,000

|               |           |           |              |      |
|---------------|-----------|-----------|--------------|------|
| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
| 1,137,600     | 1,137,600 | 1,137,600 | 555,494      | 2.70 |

Parcel Number: 45-006-610-064-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 18,700         | 0         | 0         | 14,998         | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,156,300 | 1,156,300      | 1,156,300 | 570,492   | 570,492        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-610-065-00   | 2026 Est. T.C.V.    | RICKETTS ROBERT A & PAULA A |
| Property Class: 401 |                     | 8205 W DAY FOREST RD        |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630            |

L494 P323 L546 P338 L550 P774 L641 P556 LOT 65 PLAT OF FOREST GLEN SEC 32 T29N  
R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 100.00   | 395.00 | 1.0000 | 1.0131 | 14500 | 100   |                         | 1,468,958 |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,468,958 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 2400 | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 125  | 0      | 0          |
| Wood Frame            | 25.45 | 192  | 50     | 2,443      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,443      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 2002 SF Floor Area = 3405 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,002 |          |            |
| 1 Story   | Siding   | Overhang    | 402   |          |            |
|           |          | Total:      |       | 436,843  | 415,023    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,378  |
| 3 Fixture Bath     | 5 | 22,834 | 21,692 |
| 2 Fixture Bath     | 5 | 15,278 | 14,514 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,028 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 318 | 5,794 | 5,504 |
| WCP (1 Story) | 150 | 7,068 | 6,715 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,301 | 5,036 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 552 | 28,500 | 27,075 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,508 |
| Door Opener         | 2   | 1,075  | 1,021  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,011 |
|----------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 542,792 | 515,674 |
|---------|---------|---------|



## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,392,320

2026 Est. T.C.V. 006-610-065-00 = 2,868,721

Est. TCV/Total Floor Area = 842.50, Most recent sale 08/04/1988 for 195,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,406,300     | 1,406,300      | 1,406,300 | 617,192      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 28,100         | 0         | 0            | 16,664         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,434,400     | 1,434,400      | 1,434,400 | 633,856      | 633,856        | 633,856 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-066-00   | 2026 Est. T.C.V.    | YOAKAM GLEN LAKE LLC |
| Property Class: 401 |                     | 8209 W DAY FOREST RD |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L461 P382/97 LOT 66 PLAT OF FOREST GLEN SEC 32 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 395.00 | 1.0000 | 1.0131 | 14500 | 100   |        | 1,468,958                         |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,468,958 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1966

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1237 SF Floor Area = 1237 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,237 |          |            |
| Total:  |          |             |       | 190,021  | 123,515    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| Separate Shower    | 1 | 1,336 | 868   |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 322 | 5,564 | 3,617 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |           |
|-----------|-----|--------|--------|-----------|
| Base Cost | 624 | 23,169 | 20,157 | *87% Good |
|-----------|-----|--------|--------|-----------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

## Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 12 | 335 | 218 |
| CPP | 12 | 335 | 218 |

|         |         |         |
|---------|---------|---------|
| Totals: | 245,512 | 164,683 |
|---------|---------|---------|

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 444,644

2026 Est. T.C.V. 006-610-066-00 = 1,918,602

Est. TCV/Total Floor Area = 1551.01

|               |                |         |              |                |        |
|---------------|----------------|---------|--------------|----------------|--------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |        |
| 952,400       | 952,400        | 952,400 | 251,361      | 2.70           |        |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |
| 0             | 6,900          | 0       | 0            | 6,786          | 0      |

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Parcel Number: 45-006-610-066-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 959,300       | 959,300 | 959,300 | 258,147 | 258,147     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-610-067-00   | 2026 Est. T.C.V.    | CUTLER JEFFREY G & TAMARA H TRUST |
| Property Class: 401 |                     | 8213 W DAY FOREST RD              |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                  |

L326 P367 L433 P968/96 LOT 67 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 398.00 | 1.0000 | 1.0150 | 14500 | 100   |        | 1,471,740 |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,471,740 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand                                | 24.41 | 338  | 50     | 4,125      |
| D/W/P: Crushed Rock                                 | 2.67  | 2000 | 50     | 2,670      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 6,795      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 3556 SF Floor Area = 5334 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 3,556 |          |            |
| Total:    |          |             |       | 807,773  | 799,633    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,224  |
| 3 Fixture Bath     | 4 | 41,101 | 40,690 |
| 2 Fixture Bath     | 1 | 6,850  | 6,781  |

Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 11,602 |
| Water Well, 100 Feet | 1 | 6,941  | 6,872  |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 365 | 14,082 | 13,941 |
| CPP           | 99  | 3,038  | 3,008  |
| CPP           | 25  | 934    | 925    |
| CPP           | 26  | 966    | 956    |
| CCP (1 Story) | 117 | 4,980  | 4,930  |
| CCP (1 Story) | 245 | 9,741  | 9,644  |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 448 | 37,063 | 36,692 |
| Storage Over Garage | 336 | 7,153  | 7,081  |
| Door Opener         | 1   | 752    | 744    |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 823 | 56,713 | 56,146 |
| Storage Over Garage | 636 | 13,540 | 13,405 |
| Door Opener         | 2   | 1,504  | 1,489  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,781 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 4,365 | 4,321 |
| Prefab 2 Story | 1 | 5,433 | 5,379 |

Totals: 1,044,755 1,034,244

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 2,792,459

Parcel Number: 45-006-610-067-00

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2026 Est. T.C.V. 006-610-067-00 = 4,270,994  
 Est. TCV/Total Floor Area = 800.71, Most recent sale 11/18/1996 for 455,000

|               |                |           |              |                |           |  |
|---------------|----------------|-----------|--------------|----------------|-----------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 2,076,000     | 2,076,000      | 2,076,000 | 1,551,898    | 2.70           |           |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0             | 59,500         | 0         | 0            | 41,901         | 0         |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 2,135,500     | 2,135,500      | 2,135,500 | 1,593,799    | 1,593,799      | 1,593,799 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-610-068-00   | 2026 Est. T.C.V.    | CHORMANN RICHARD F TRUST |
| Property Class: 402 |                     | W DAY FOREST RD          |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630         |

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DC L518 P026/99 L524 P661/99 LOT 68 PLAT OF FOREST GLEN SEC 32 T29N R14W.

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Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 14500                           | 100.00   | 409.00 | 1.0000 | 1.0219 | 14500      | 100   |              | 1,481,805 |
| 100 Actual Front Feet, 0.94 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 1,481,805 |

---

2026 Est. T.C.V. 006-610-068-00 = 1,481,805

Est. TCV/Total Floor Area = 277.80

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 740,900                 | 740,900 | 740,900 | 301,668      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 8,145          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 740,900                 | 740,900 | 740,900 | 309,813      | 309,813        | 0       |  |

45-006-610-069-00 2026 Est. T.C.V. WALDECK MARK D & FRITZ DELAINE A  
 Property Class: 401 8229 W DAY FOREST RD  
 Map #: 66 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

L527 P263&4/99 L573 P330/01 L582 P063 L582 P064/01 LOTS 69 70 & 71 PLAT OF  
 FOREST GLEN SEC 32 T29N R14W.

# Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

3 BUILDABLE LOTS

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 300.00   | 440.00 | 0.7598 | 1.0408 | 14500 | 100   |                         | 3,440,046 |
| 300 Actual Front Feet, 3.03 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 3,440,046 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3054 SF Floor Area = 4965 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

## Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 3,054 |          |            |
| 1 Story   | Siding   | Overhang   | 384   |          |            |
|           |          | Total:     |       | 749,309  | 726,829    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,072  |
| 3 Fixture Bath     | 2 | 13,432 | 13,029 |
| 2 Fixture Bath     | 1 | 4,500  | 4,365  |

### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,554 |
| Water Well, 100 Feet | 1 | 6,514  | 6,319  |

### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 514  | 24,107 | 23,384 |
| WCP (1 Story) | 252  | 12,965 | 12,576 |
| CCP (1 Story) | 309  | 10,661 | 10,341 |
| CPP           | 1498 | 26,560 | 25,763 |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 1345 | 23,753 | 23,040 |
| Door Opener         | 4    | 2,686  | 2,605  |
| Base Cost           | 1345 | 61,749 | 59,897 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,857 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 1 Story | 1 | 6,917  | 6,709  |
| Exterior 1 Story | 1 | 8,528  | 8,272  |
| Exterior 2 Story | 2 | 20,684 | 20,063 |

Totals: 989,357 959,675

### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 2,591,123

2026 Est. T.C.V. 006-610-069-00 = 6,031,169

Est. TCV/Total Floor Area = 1214.74, Most recent sale 05/10/2019 for 1,700,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |           |  |
|-------------------------|-----------|-----------|--------------|----------------|-----------|--|
| 2,959,800               | 2,959,800 | 2,959,800 | 1,728,452    | 2.70           |           |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0                       | 55,800    | 0         | 0            | 46,668         | 0         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 3,015,600               | 3,015,600 | 3,015,600 | 1,775,120    | 1,775,120      | 1,775,120 |  |





|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-610-072-00   | 2026 Est. T.C.V.    | SNODGRASS K & LOTT A & JAMES K |
| Property Class: 401 |                     | 8241 W DAY FOREST RD           |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630               |

L521 P184/99 LOT 72 PLAT OF FOREST GLEN SEC 32 T29N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                        | 100.00   | 443.00 | 1.0000 | 1.0425 | 14500 | 100   |        | 1,511,684 |
| 100 Actual Front Feet, 1.02 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 1,511,684 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 53.05    | 224  | 50     | 5,941      |
| D/W/P: 4in Ren. Conc.                               | 10.45    | 1306 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,941     |

|                            |               |           |        |          |
|----------------------------|---------------|-----------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.5 STORY | Cls BC | Blt 2007 |
|----------------------------|---------------|-----------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1797 SF      Floor Area = 3218 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,797  |          |            |
| 1 Story   | Siding   | Overhang   | 146    |          |            |
| 1 Story   | Siding   | Overhang   | 377    |          |            |
|           |          |            | Total: | 492,872  | 468,227    |

## Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 899 | 24,579 | 23,350 |
|-----------------|-----|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,029  |
| 3 Fixture Bath     | 3 | 20,147 | 19,140 |
| Separate Shower    | 1 | 2,720  | 2,584  |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,336 |
| Water Well, 100 Feet | 1 | 6,514  | 6,188  |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 45  | 2,600  | 2,470  |
| WPP            | 47  | 2,675  | 2,541  |
| WSEP (1 Story) | 293 | 18,857 | 17,914 |
| WPP            | 124 | 4,559  | 4,331  |
| WPP            | 19  | 1,132  | 1,075  |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 522 | 8,091 | 7,686 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 754 | 45,127 | 42,871 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,911 |
| Door Opener         | 2   | 1,343  | 1,276  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 6,571 |
| Raised Hearth    | 1 | 685   | 651   |

## Local Cost Items

GENERATOR

1

1

1

\*97% Good

Totals: 652,747 620,107

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,674,289

2026 Est. T.C.V. 006-610-072-00 = 3,196,914

Est. TCV/Total Floor Area = 993.45, Most recent sale 08/20/1999 for 400,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,565,500     | 1,565,500      | 1,565,500 | 701,926      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,000         | 0         | 0            | 18,952         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,598,500     | 1,598,500      | 1,598,500 | 720,878      | 720,878        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-610-073-00   | 2026 Est. T.C.V.    | HALE DONALD N & HALE DAVIS C J/T |
| Property Class: 401 |                     | 8245 W DAY FOREST RD             |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630                 |

LOT 73 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason               | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|----------------------|-----------|
| GROUP A 14500                                                   | 100.00   | 438.00 | 0.9657 | 1.0396 | 14500 | 100   |                      | 1,455,641 |
| GROUP A 14500                                                   | 15.00    | 438.00 | 0.9657 | 1.0396 | 14500 | 50    | SURPLUS: ZONING 100' | 109,173   |
| 115 Actual Front Feet, 1.16 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                      | 1,564,814 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1788 SF Floor Area = 1788 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,788  |          |            |
|         |          |             | Total: | 224,746  | 134,837    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 92  | 2,409 | 1,445 |
| Treated Wood | 220 | 4,338 | 2,603 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 676 | 24,579 | 14,747 |
| Door Opener | 2   | 1,075  | 645    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
| Exterior 1 Story | 1 | 6,514 | 3,908 |

Totals: 286,902 172,130

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 464,751

2026 Est. T.C.V. 006-610-073-00 = 2,034,565

Est. TCV/Total Floor Area = 1137.90

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,008,700               | 1,008,700 | 1,008,700 | 290,405        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 8,600     | 0         | 7,840          | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|           |           |           |         |         |   |
|-----------|-----------|-----------|---------|---------|---|
| 1,017,300 | 1,017,300 | 1,017,300 | 298,245 | 298,245 | 0 |
|-----------|-----------|-----------|---------|---------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-610-074-00   | 2026 Est. T.C.V.    | 8253LAJ LLC          |
| Property Class: 401 |                     | 8253 W DAY FOREST RD |
| Map #: 66           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L451 P995/97 L870 P664/05 LOT 74 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason               | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|----------------------|-----------------------------------|
| GROUP A 14500                           | 200.00   | 327.52 | 0.7931 | 0.9667 | 14500 | 100   |                      | 2,223,556                         |
| GROUP A 14500                           | 52.70    | 327.52 | 0.7931 | 0.9667 | 14500 | 50    | SURPLUS: ZONING 100' | 292,953                           |
| 253 Actual Front Feet, 1.90 Total Acres |          |        |        |        |       |       |                      | Total Est. Land Value = 2,516,509 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1968

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 381 SF Floor Area = 381 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 381    |          |            |
|         |          |             | Total: | 61,031   | 39,671     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
|--------------------|---|-------|-------|

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 5,541 | 3,602 |
| Water Well, 50 Feet | 1 | 3,418 | 2,222 |

Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 556 | 12,944 | 8,414 |
|-----|-----|--------|-------|

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,260 |
|--------------|----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Two Sided        | 1 | 9,805 | 6,373 |
| Exterior 1 Story | 1 | 8,528 | 5,543 |

Totals: 109,317 71,057

Notes: BEACH HOUSE

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 191,854

2026 Est. T.C.V. 006-610-074-00 = 2,708,363

Est. TCV/Total Floor Area = 7108.56, Most recent sale 08/15/2024 for 3,900,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,969,800     | 1,969,800  | 1,969,800 | 1,969,800    | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 24,900     | 640,500   | 0            | 24,900         | 640,500 |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,354,200     | 1,354,200  | 1,354,200 | 1,365,191    | 1,354,200      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-620-075-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W DAY FOREST RD      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L192 P949/77 L235 P252/83 L214 P835/80 L226 P510/81 L192 P824/77 LOTS 75 THRU  
 134 INCLUSIVE INCLUDING ROADWAY ACREAGE OF LOTS 75 THRU PRT LOT 89 IS INCLUDED  
 IN 132-001-00 ACREAGE OF PART LOT 89 THRU 134 IS INCLUDED IN 133-001-00 PLAT OF  
 FOREST GLEN NO. 2. SECS 32 & 33 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description      | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| EXEMPT PARK LAND |          |       | 33.780      | Acres | 10,000     | 100          |        | 337,800 |
|                  |          | 33.78 | Total Acres |       | Total Est. | Land Value = |        | 337,800 |

2026 Est. T.C.V. 006-620-075-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

L194P451 SEC27 T29N R14W PART OF OUTLOT A FOREST HAVEN PLAT DESCRIBED AS: A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND DESCRIBED AS: COMMENCING AT A POINT 89 RODS SOUTH AND 57 RODS WEST FROM THE QUARTER POST ON THE NORTH LINE OF SECTION 27, TOWNSHIP 29 NORTH OF RANGE 14 WEST, AND RUNNING WEST 16 RODS; THENCE SOUTH 10 RODS; THENCE EAST 16 RODS; THENCE NORTH 10 RODS TO PLACE OF BEGINNING. TO BE USED EXCLUSIVELY FOR A PUBLIC CEMETERY FOR THE TOWNSHIP. ALSO THE RIGHT OF WAY AT ANY AND ALL TIMES NECESSARY FROM THE EAST END OF SAID CEMETERY EASTERLY ON THE MOST FEASIBLE ROUTE TO THE STATE ROAD

\* Factors \*

|      |                           |                |        |              |                |         |
|------|---------------------------|----------------|--------|--------------|----------------|---------|
| 2026 | Est. T.C.V.               | 006-630-000-00 |        |              | =              | 0       |
|      | Est. TCV/Total Floor Area | =              | 0.00   |              |                |         |
| 2025 | Assessed                  | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|      | 0                         | 0              | 0      | 0            | 2.70           |         |
| 2026 | New                       | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |
| 2026 | Assessed                  | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L191 P742/77 LOT 1 FOREST HAVEN SEC 27 T29N R14W. 1.06 A M/L

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 138.00   | 334.59 | 0.9226 | 0.9365 | 2000       | 100   |              | 238,476 |
| 138 Actual Front Feet, 1.06 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 238,476 |

---

2026 Est. T.C.V. 006-630-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|               |                |        |              |                |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0             | 0              | 0      | 0            | 0              | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-002-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L194 P451/77 PART OF OUTLOT A FOREST HAVEN EXCLUDING THE ONE ACRE CEMETERY SEC  
27 T29N R14W .58 A

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 165.00   | 153.12      | 0.8823 | 0.7703 | 1100       | 100   |              | 123,351 |
| 165 Actual Front Feet, | 0.58     | Total Acres |        |        | Total Est. |       | Land Value = | 123,351 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-630-002-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-002-50   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOT 2 FOREST HAVEN SEC 27 T29N R14W. 1.05 A M/L

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 140.00   | 326.70 | 0.9193 | 0.9309 | 2000       | 100   |              | 239,630 |
| 140 Actual Front Feet, 1.05 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 239,630 |

2026 Est. T.C.V. 006-630-002-50

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-003-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOTS 3 THRU 7 FOREST HAVEN SEC 27 T29N R14W. 6.028 A M/L

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 829.00   | 316.74 | 0.5893 | 0.9237 | 2000       | 100   |              | 902,610 |
| 829 Actual Front Feet, 6.03 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 902,610 |

2026 Est. T.C.V. 006-630-003-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-630-008-00   | 2026 Est. T.C.V.    | VOLK JOHN F & KIM E    |
| Property Class: 401 |                     | 6006 S FOREST HAVEN DR |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L613 P531/01 LOT 8 FOREST HAVEN SECS 22 &amp; 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 158.80   | 298.95 | 0.8908 | 0.9105 | 2000       | 100   |              | 257,600 |
| 159 Actual Front Feet, 1.09 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 257,600 |

## Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 132  | 0      | 0          |

## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1385 SF Floor Area = 2007 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories  | Exterior | Foundation | Size | Cost New | Depr. Cost |
|----------|----------|------------|------|----------|------------|
| 1 Story  | Siding   | Basement   | 897  |          |            |
| Bi-Level | Siding   | Basement   | 488  |          |            |
| 1 Story  | Siding   | Overhang   | 134  |          |            |
|          |          | Total:     |      | 268,740  | 174,675    |

## Other Additions/Adjustments

## Exterior

|              |    |     |     |
|--------------|----|-----|-----|
| Brick Veneer | 32 | 540 | 351 |
|--------------|----|-----|-----|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|                      |     |       |       |
|----------------------|-----|-------|-------|
| CPP                  | 114 | 2,428 | 1,578 |
| Foundation: Basement | 114 | 2,876 | 1,869 |
| WPP                  | 405 | 7,359 | 4,783 |
| WCP (1 Story)        | 214 | 9,018 | 5,862 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 364 | 6,031 | 3,920 |
| Treated Wood | 48  | 1,700 | 1,105 |

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 48 | 2,138 | 1,390 |
|--------------|----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 760 | 32,931 | 21,405 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

Parcel Number: 45-006-630-008-00

Page: 2

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 362,610 | 235,690 |
|---------|---------|---------|

Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 518,518 |
|----------------------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-630-008-00 | = | 778,618 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 387.95, Most recent sale 11/20/2001 for 329,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 331,100                 | 331,100 | 331,100   | 224,490        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 58,200  | 0         | 6,061          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 389,300                 | 389,300 | 389,300   | 230,551        | 230,551     | 230,551 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-009-00   | 2026 Est. T.C.V.    | VOLK JOHN F & KIM E  |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOT 9 FOREST HAVEN. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 161.94   | 247.62      | 0.8865 | 0.8686 | 2000       | 100   |              | 249,385 |
| 162 Actual Front Feet, | 0.92     | Total Acres |        |        | Total Est. |       | Land Value = | 249,385 |

2026 Est. T.C.V. 006-630-009-00 = 249,385

Est. TCV/Total Floor Area = 124.26, Most recent sale 05/31/2023 for 279,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 111,200                 | 111,200 | 111,200   | 92,480         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 13,500  | 0         | 2,496          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 124,700                 | 124,700 | 124,700   | 94,976         | 94,976      | 94,976  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-630-010-01   | 2026 Est. T.C.V.    | WELCHLI RUSSELL M & DOLORES S |
| Property Class: 401 |                     | 5977 S FOREST HAVEN DR        |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L1128P476 THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: LOT 10, OF THE RECORDED PLAT OF FOREST HAVEN, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, EXCEPT THAT PART DESCRIBED AS: COMMENCING AT THE CONCRETE MONUMENT ON THE NORTH LINE OF SAID PLAT, SAID MONUMENTS BEING NORTH 78 DEGREES 31 MINUTES 00 SECONDS EAST 9.05 FEET FROM THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE NORTH LINE OF SAID PLAT, NORTH 78 DEGREES 31 MINUTES 00 SECONDS EAST 16.20 FEET (16.4 FEET RECORDED) TO THE P.C. OF A CURVE TO THE RIGHT AND ALONG SAID CURVE (R = 1104.21 FEET, I = 01 DEGREES 56 MINUTES 37 SECONDS CHORD = NORTH 79 DEGREES 29 MINUTES 18 SECONDS EAST 37.46 FEET) 37.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH PLAT LINE ON A CURVE TO THE RIGHT (R = 1104.21 FEET I = 04 DEGREES 51 MINUTES 52 SECONDS CHORD = NORTH, 82 DEGREES 53 MINUTES 36 SECONDS EAST 93.72 FEET) 93.72 FEET; THENCE SOUTH 43 DEGREES 34 MINUTES 00 SECONDS WEST 39.98 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 10 SECONDS WEST 67.72 FEET TO THE POINT OF BEGINNING.

ALSO

PART OF LOT 75, OF THE RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO. 1, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 75; THENCE ALONG THE WEST LINE OF SAID LOT NORTH 29 DEGREES 18 MINUTES 55 SECONDS EAST (NORTH 29 DEGREES 11 MINUTES EAST RECORDED) 24.00 FEET; THENCE SOUTH 75 DEGREES 08 MINUTES 10 SECONDS EAST 42.37 FEET TO THE SOUTH LINE OF SAID PLAT; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE LEFT, R = 1104.21 FEET, I = 1 DEGREE 56 MINUTES 37 SECONDS CHORD = SOUTH 79 DEGREES 29 MINUTES 18 SECONDS WEST 37.46 FEET) 37.46 FEET AND SOUTH 78 DEGREES 31 MINUTES 00 SECONDS WEST 16.20 FEET (16.4 FEET RECORDED) TO THE POINT OF BEGINNING.

FORMERLY L275 P527/87 L295 P447/89 LOT 10 EXC PRT COM NW COR OF SD LOT 10 TH N 78 DEG 31'00" E ALG N PLAT LN 25.25 FT TH N 79 DEG 29'18" E 37.46 FT FOR POB TH CONT ON N PLAT LN & CURVE TO RIGHT N 82 DEG 53'36" E 93.72 FT TH S 43 DEG 34'00" W 39.98 FT TH N 75 DEG 08'10" W 67.72 FT TO POB ALSO PRT LOT 75 PIERCE STOCKING DEV NO. 1 BEG AT SW COR SD LOT 75 TH N 29 DEG 18'55" E 24 FT TH S 75 DEG 08'10" E 42.37 FT TO S LN SD PLAT TH ALG S LN ON CURVE TO LEFT R-1104.21 FT I-01 DEG 56'37" CH-S 79 DEG 29'18" W 37.46 FT & S 78 DEG 31'00" W 16.4 FT TO POB FOREST HAVEN SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 174.00   | 300.00 | 0.8707 | 0.9113 | 2000 | 100   |                         | 276,121 |
| 174 Actual Front Feet, 1.20 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 276,121 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| Wood Frame                        | 31.84 | 86   | 50                | 1,369      |
| Total Estimated Land Improvements |       |      | True Cash Value = | 1,369      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1987

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1740 SF Floor Area = 2353 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Basement    | 759  |          |            |
| 1.5 Story | Siding   | Crawl Space | 467  |          |            |
| 1 Story   | Siding   | Crawl Space | 514  |          |            |
|           |          | Total:      |      | 329,565  | 263,674    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
|--------------------|---|-------|-------|

Parcel Number: 45-006-630-010-01

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|                                                            |     |         |         |
|------------------------------------------------------------|-----|---------|---------|
| 3 Fixture Bath                                             | 1   | 4,567   | 3,654   |
| Water/Sewer                                                |     |         |         |
| 1000 Gal Septic                                            | 1   | 4,782   | 3,826   |
| Water Well, 100 Feet                                       | 1   | 5,847   | 4,678   |
| Porches                                                    |     |         |         |
| WPP                                                        | 435 | 7,895   | 6,316   |
| WCP (1 Story)                                              | 85  | 4,736   | 3,789   |
| Deck                                                       |     |         |         |
| Treated Wood                                               | 80  | 2,225   | 1,780   |
| w/Roof (Roof portion)                                      | 202 | 3,400   | 2,720   |
| Garages                                                    |     |         |         |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished)   |     |         |         |
| Base Cost                                                  | 583 | 29,587  | 23,670  |
| Common Wall: 1 Wall                                        | 1   | -2,640  | -2,112  |
| Door Opener                                                | 1   | 537     | 430     |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |         |         |
| Base Cost                                                  | 383 | 18,568  | 14,854  |
| Built-Ins                                                  |     |         |         |
| Appliance Allow.                                           | 1   | 2,767   | 2,214   |
| Fireplaces                                                 |     |         |         |
| Prefab 1 Story                                             | 1   | 2,593   | 2,074   |
| Prefab 2 Story                                             | 1   | 3,170   | 2,536   |
| Totals:                                                    |     | 419,050 | 335,264 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 737,581

|                                                                             |            |         |              |                |         |  |   |           |
|-----------------------------------------------------------------------------|------------|---------|--------------|----------------|---------|--|---|-----------|
| 2026 Est. T.C.V. 006-630-010-01                                             |            |         |              |                |         |  | = | 1,015,071 |
| Est. TCV/Total Floor Area = 431.39, Most recent sale 06/27/2012 for 375,000 |            |         |              |                |         |  |   |           |
| 2025 Assessed                                                               | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |   |           |
| 427,600                                                                     | 427,600    | 427,600 | 287,572      | 2.70           |         |  |   |           |
| 2026 New Eq.                                                                | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |   |           |
| 0                                                                           | 79,900     | 0       | 0            | 7,764          | 0       |  |   |           |
| 2026 Assessed                                                               | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |   |           |
| 507,500                                                                     | 507,500    | 507,500 | 295,336      | 295,336        | 295,336 |  |   |           |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-630-011-10   | 2026 Est. T.C.V.    | EGLOFF PETER           |
| Property Class: 401 |                     | 6007 S FOREST HAVEN DR |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1114P654 THE NORTHERLY 150 FEET OF LOT 11, FOREST HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGES 27 AND 28, LEELANAU COUNTY RECORDS

FORMERLY DESCRIBED AS: L261 P205 L356 P959 L535 P470/00 DC L535 P469 L542 P807/00 N 150 FT OF LOT 11 FOREST HAVEN SEC 22 & 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 150.00   | 610.00      | 0.9036 | 1.0882 | 2000       | 100   |              | 294,991 |
| 150 Actual Front Feet, | 2.10     | Total Acres |        |        | Total Est. |       | Land Value = | 294,991 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 720  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1977

(11) Heating System: Electric Baseboard  
 Ground Area = 1684 SF Floor Area = 1684 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,684  |          |            |
|         |          |             | Total: | 223,739  | 156,617    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 190 | 3,931 | 2,752 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 23,000 | 16,100 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,848 |
| Door Opener         | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,560 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 24 | 670 | 469 |
|-----|----|-----|-----|

Totals: 275,165 192,616

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 423,756

Parcel Number: 45-006-630-011-10

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2026 Est. T.C.V. 006-630-011-10 = 721,247  
 Est. TCV/Total Floor Area = 428.29, Most recent sale 09/09/2016 for 310,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 308,400       | 308,400 | 308,400 | 189,085      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 52,200         | 0    | 0         | 5,105          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 360,600       | 360,600 | 360,600 | 194,190 | 194,190     | 0       |

45-006-630-012-00  
Property Class: 401  
Map #: 53

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

FARRIS MEAGAN JEAN, FARRIS NICOLE &  
6025 S FOREST HAVEN DR  
GLEN ARBOR, MI 49636

L501 P398 L544 P053-057/00 L732 P487/03 L847 P469/05 LOT 11 EXC NLY 150 FT &  
LOT 12 EXC S 5 FT FOREST HAVEN. SEC 27 T29N R14W. FORMER L501 P398 L544 P53/00  
L732 P487/03 L847 P469/05 L892 P179/06 DC L984 P296 2007 DESC REVISED (SPLIT TO  
012-10 & 20 & 30) PARCEL A - PRT NW 1/4 SEC 27 COM 150 FT S OF NE COR LOT 11  
FOREST HAVEN TH N 88 DEG 59' 38" W 480.05 FT TO POB TH CONT N 88 DEG 59' 38" W  
151.35 FT TO ELY R/W FOREST HAVEN DR TH S 16 DEG 30' 57" W ALG SD R/W 236 FT TH  
S 88 DEG 58' 13" E 194.74 FT TH N 05 DEG 57' 32" E 228.34 FT TO POB SUBJECT TO  
& TOGETHER W/20 FT EASEMENT FOREST HAVEN SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                   | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------------------------|---------|
| C 100' @ 2000/                          | 200.00   | 643.76 | 0.8068 | 1.1030 | 2000 | 100   |                          | 355,951 |
| C 100' @ 2000/                          | 36.00    | 643.76 | 0.8068 | 1.1030 | 2000 | 50    | SURPLUS: ZONING 100' MIN | 32,036  |
| 236 Actual Front Feet, 3.49 Total Acres |          |        |        |        |      |       |                          |         |
| Total Est. Land Value =                 |          |        |        |        |      |       |                          | 387,987 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 952 SF Floor Area = 952 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 952    |          |            |
|         |          |             | Total: | 135,352  | 94,747     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 156 | 3,168 | 2,218 |
|-----|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 286 | 13,771 | 9,640  |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 1   | 537    | 376    |

Class: C Exterior: Pole (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 928 | 23,274 | 16,292 |
| Door Opener | 2   | 1,075  | 752    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

Totals: 195,180 136,628

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 300,582

Parcel Number: 45-006-630-012-00

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-630-012-00    | =            | 691,069               |
| Est. TCV/Total Floor Area = 725.91 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 326,000 326,000 326,000            | 162,993      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 19,500 0                         | 0            | 4,400 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 345,500 345,500 345,500            | 167,393      | 167,393 0             |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-630-013-00   | 2026 Est. T.C.V.    | HOPPLE JULIA J         |
| Property Class: 401 |                     | 6077 S FOREST HAVEN DR |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L186 P448 L476 P745 L501 P275/99 LOT 13 AND SLY 5 FT OF LOT 12 EXC ELY 18 FT OF  
LOT 13 & ELY 18 FT OF SLY 5 FT OF LOT 12 FOREST HAVEN SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 198.55   | 722.28      | 0.8424 | 1.1352 | 2000       | 100   |              | 379,735 |
| 199 Actual Front Feet, | 3.29     | Total Acres |        |        | Total Est. |       | Land Value = | 379,735 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 2212 SF Floor Area = 3318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,212  |          |            |
|           |          |             | Total: | 425,776  | 340,627    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 7,602 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 512 | 9,272 | 7,418 |
| WPP           | 100 | 3,090 | 2,472 |
| WCP (1 Story) | 37  | 2,795 | 2,236 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 80 | 3,564 | 2,851 |
|--------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 672 | 24,474 | 19,579 |
|-----------|-----|--------|--------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 5,338 | 4,270 |
| 2nd on Same Stack | 1 | 4,365 | 3,492 |

##### Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 351 | 5,753 | 4,602 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 504,284 | 403,433 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 887,553

2026 Est. T.C.V. 006-630-013-00 = 1,268,788

Est. TCV/Total Floor Area = 382.40, Most recent sale 10/06/1976 for 53,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 535,600       | 535,600 | 535,600 | 327,147      | 2.70 |

Parcel Number: 45-006-630-013-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 98,800         | 0       | 0         | 8,832          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 634,400  | 634,400        | 634,400 | 335,979   | 335,979        | 335,979 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-630-014-00   | 2026 Est. T.C.V.    | KINNEY RICHARD M & FRANCOISE |
| Property Class: 401 |                     | 6117 S FOREST HAVEN DR       |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L290 P606 L458 P311/97 LOT 14 FOREST HAVEN. SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 199.87   | 747.54      | 0.8410 | 1.1449 | 2000       | 100   |              | 384,926 |
| 200 Actual Front Feet, | 3.43     | Total Acres |        |        | Total Est. |       | Land Value = | 384,926 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock   | 2.31  | 850  | 0      | 0          |
| D/W/P: Flagstone/Sand | 21.39 | 67   | 0      | 0          |

## Residential Local Cost Land Improvements

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

|                            |               |     |     |      |          |
|----------------------------|---------------|-----|-----|------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | LOG | Cls | C 10 | Blt 2000 |
|----------------------------|---------------|-----|-----|------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 784 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior  | Foundation | Size   | Cost New | Depr. Cost |
|-----------|-----------|------------|--------|----------|------------|
| 1.5 Story | Pine Logs | Basement   | 784    |          |            |
|           |           |            | Total: | 185,474  | 157,633    |

## Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 817 | 15,801 | 1,580 |
|-----------------|-----|--------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 505 | 17,726 | 15,067 |
| WSEP (1 Story) | 134 | 8,110  | 6,893  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

## Deck

|           |    |       |       |
|-----------|----|-------|-------|
| Composite | 25 | 1,209 | 1,028 |
|-----------|----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 248,775 | 199,588 |
|---------|---------|---------|

## Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 439,094 |
|----------------------------------------------------------------|---------|

2026 Est. T.C.V. 006-630-014-00

= 825,520

Est. TCV/Total Floor Area = 701.97

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 356,400                 | 356,400 | 356,400   | 150,454        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 56,400  | 0         | 4,062          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

412,800

412,800

412,800

154,516

154,516

0



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-630-015-00   | 2026 Est. T.C.V.    | MISNER JASON & JULIE   |
| Property Class: 401 |                     | 6159 S FOREST HAVEN DR |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L255 P417/85 L280 P913/87 L300 P731/89 LOT 15 FOREST HAVEN. SEC 27 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 199.86   | 760.25 | 0.8410 | 1.1498 | 2000 | 100   |                         | 386,537 |
| 200 Actual Front Feet, 3.49 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 386,537 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 25.45 | 192  | 50     | 2,443      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,443      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 847 SF Floor Area = 1587 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 847  |          |            |
| 1 Story    | Siding   | Overhang   | 105  |          |            |
|            |          | Total:     |      | 228,460  | 171,351    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 210 | 5,905 | 4,429 |
| WCP (1 Story) | 31  | 2,472 | 1,854 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 139 | 3,208 | 2,406 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 378 | 18,420 | 13,815 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 2   | 1,075  | 806    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 282,541 211,910

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 466,202

Parcel Number: 45-006-630-015-00

Page: 2

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2026 Est. T.C.V. 006-630-015-00 = 860,182  
 Est. TCV/Total Floor Area = 542.02, Most recent sale 12/02/2022 for 636,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 367,700       | 367,700 | 367,700 | 307,985      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 62,400         | 0    | 0         | 8,315          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 430,100       | 430,100 | 430,100 | 316,300 | 316,300     | 316,300 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-630-016-00   | 2026 Est. T.C.V.    | LOKAY JANICE K &       |
| Property Class: 401 |                     | 6181 S FOREST HAVEN DR |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L222 P230/81 LOT 16 FOREST HAVEN. SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 198.33   | 788.53      | 0.8427 | 1.1603 | 2000       | 100   |              | 387,841 |
| 198 Actual Front Feet, | 3.59     | Total Acres |        |        | Total Est. |       | Land Value = | 387,841 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 1385 SF Floor Area = 1385 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,385  |          |            |
|         |          |             | Total: | 188,587  | 122,581    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 244 | 4,638 | 3,015 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 529 | 20,647 | 13,421 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

Class: C Exterior: Pole (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 16,428 | 10,678 |
| Door Opener | 1   | 537    | 349    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 250,553 162,860

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 358,291

2026 Est. T.C.V. 006-630-016-00

= 751,132

Est. TCV/Total Floor Area = 542.33

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 324,700                 | 324,700 | 324,700   | 121,936        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 50,900  | 0         | 3,292          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

375,600

375,600

375,600

125,228

125,228

125,228

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-630-017-00   | 2026 Est. T.C.V.    | FORBES JULIE A &       |
| Property Class: 401 |                     | 6233 S FOREST HAVEN DR |
| Map #: 53           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L318 P717/90 LOT 17 FOREST HAVEN. SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 196.00   | 731.66 | 0.8452 | 1.1388 | 2000 | 100   |                         | 377,292 |
| 196 Actual Front Feet, 3.29 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 377,292 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970

(11) Heating System: Forced Hot Water

Ground Area = 1524 SF Floor Area = 1524 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 1,244 |          |            |
| 1 Story | Siding   | Crawl Space | 280   |          |            |
|         |          | Total:      |       | 260,149  | 169,083    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1300 | 46,618 | 30,302 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,808  |

## Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 2,969 |
|----------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 550 | 21,219 | 13,792 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

Class: C Exterior: Pole (Unfinished)

|             |     |        |        |           |
|-------------|-----|--------|--------|-----------|
| Base Cost   | 900 | 22,707 | 18,166 | *80% Good |
| Door Opener | 2   | 1,075  | 860    |           |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 377,381 248,853

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 547,477

2026 Est. T.C.V. 006-630-017-00 = 929,769

Est. TCV/Total Floor Area = 610.08, Most recent sale 12/07/1990 for 119,900

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 405,300       | 405,300 | 405,300 | 168,900      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-630-017-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 59,600  | 0       | 0       | 4,560       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 464,900       | 464,900 | 464,900 | 173,460 | 173,460     | 173,460 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-018-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOTS 18-20 FOREST HAVEN SEC 27 T29N R14W. 4.05 A M/L EXC THAT PART THAT IS FOREST HAVEN CEMETERY DESCRIBED AS L194P451 SEC27 T29N R14W PART OF OUTLOT A FOREST HAVEN PLAT DESCRIBED AS: A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEE LANAU, STATE OF MICHIGAN, AND DESCRIBED AS: COMMENCING AT A POINT 89 RODS SOUTH AND 57 RODS WEST FROM THE QUARTER POST ON THE NORTH LINE OF SECTION 27, TOWNSHIP 29 NORTH OF RANGE 14 WEST, AND RUNNING WEST 16 RODS; THENCE SOUTH 10 RODS; THENCE EAST 16 RODS; THENCE NORTH 10 RODS TO PLACE OF BEGINNING. TO BE USED EXCLUSIVELY FOR A PUBLIC CEMETERY FOR THE TOWNSHIP. ALSO THE RIGHT OF WAY AT ANY AND ALL TIMES NECESSARY FROM THE EAST END OF SAID CEMETERY EASTERLY ON THE MOST FEASIBLE ROUTE TO THE STATE ROAD

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|---------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 129.00   | 1367.58 | 0.9383 | 1.3316 | 2000       | 100   |              | 322,358 |
| 129 Actual Front Feet, 4.05 Total Acres |          |         |        |        | Total Est. |       | Land Value = | 322,358 |

2026 Est. T.C.V. 006-630-018-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-021-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOT 21 & N 50 FT LOT 22 FOREST HAVEN. SEC 27 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/                          | 179.00   | 362.59 | 0.8645 | 0.9555 | 1100       | 100   |              | 162,654 |
| 179 Actual Front Feet, 1.49 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 162,654 |

2026 Est. T.C.V. 006-630-021-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-630-022-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S FOREST HAVEN DR    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

---

LOT 22 EXC N 50 FT & LOTS 23 THRU 28 FOREST HAVEN SEC 27 T29N R14W 9.419 A M/L

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/                          | 650.00   | 631.22 | 0.6263 | 1.0975 | 1100       | 100   |              | 491,474 |
| 650 Actual Front Feet, 9.42 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 491,474 |

---

2026 Est. T.C.V. 006-630-022-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-645-001-00   | 2026 Est. T.C.V.    | MUSIAL JAMES & GERI  |
| Property Class: 407 |                     | 1 GENTLE WINDS       |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

1221P4 UNIT 1, GENTLE WINDS, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 190, PAGE 548, LEELANAU COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 7, GENTLE WINDS, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN. 2015 COMBINED WITH 645-001-01

FORMERLY AS A 90% INTEREST SPLIT WITH -01  
L243 P866 L395 P660-661 L434 P365-366/96 APARTMENT A-1 GENTLE WINDS CONDOMINIUM  
REC IN LIBER 190 PAGE 548 9/10 INTEREST SEC 14 T29N R14W.

2015 COMBINED WITH 645-001-01

#### Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front            | Depth | Rate   | %Adj.   | Reason                  | Value   |
|----------------------------|----------|-------|------------------|-------|--------|---------|-------------------------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |       | 1 Units          |       | 340000 | 0.00000 | 100                     | 340,000 |
|                            |          |       | 0.00 Total Acres |       |        |         | Total Est. Land Value = | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 898 SF Floor Area = 898 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 898    |          |            |
|         |          |            | Total: | 120,230  | 87,769     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

##### Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,650 |
|----------|--|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 146,197 | 106,726 |
|---------|---------|---------|

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 330,851

2026 Est. T.C.V. 006-645-001-00 = 670,851

Est. TCV/Total Floor Area = 747.05, Most recent sale 01/30/2015 for 345,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 325,600                 | 325,600 | 325,600   | 213,287        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |

Parcel Number: 45-006-645-001-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 9,800   | 0       | 0       | 5,758       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 335,400       | 335,400 | 335,400 | 219,045 | 219,045     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-645-002-00   | 2026 Est. T.C.V.    | BENNETT RICHARD L & JANET |
| Property Class: 407 |                     | 3 GENTLE WINDS            |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

APARTMENT A-2 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548 SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |       | 1 Units     | 440000.00000 | 100  |       |                         | 440,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 792 SF Floor Area = 1980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 792    |          |            |
|           |          |            | Total: | 216,619  | 158,119    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |
| 2 Fixture Bath     | 1 | 3,056 | 2,231 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,301 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

##### Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,650 |
|----------|--|-------|-------|

Totals: 248,794 181,608

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 562,985

2026 Est. T.C.V. 006-645-002-00 = 1,002,985

Est. TCV/Total Floor Area = 506.56

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 482,400       | 482,400        | 482,400 | 148,855      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 4,019          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 501,500       | 501,500        | 501,500 | 152,874      | 152,874        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-645-003-00   | 2026 Est. T.C.V.    | TRUBA JAMES D REVOCABLE |
| Property Class: 407 |                     | 5 GENTLE WINDS          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L262 P589 L285 P722 L372 P346/93 APARTMENT A-3 GENTLE WINDS CONDOMINIUM REC IN  
LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth                   | Rate | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|-------------------------|------|--------------|--------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |             | 1 Units | 340000.00000            | 100  | FLR LOCATION |        | 340,000 |
|                            | 0.00     | Total Acres |         | Total Est. Land Value = |      |              |        | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 898 SF Floor Area = 898 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 898    |          |            |
|         |          |            | Total: | 120,230  | 87,769     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 7,300 |
|----------|--|--------|-------|

Totals: 151,197 110,376

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 342,166

2026 Est. T.C.V. 006-645-003-00 = 682,166

Est. TCV/Total Floor Area = 759.65

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 331,200                 | 331,200 | 331,200   | 122,669        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,900   | 0         | 3,312          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 341,100                 | 341,100 | 341,100   | 125,981        | 125,981     | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-645-004-00   | 2026 Est. T.C.V.    | BATH CLIFFORD O JR TRUST |
| Property Class: 407 |                     | 7 GENTLE WINDS           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L541 P699/00 APARTMENT A-4 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |             | 1     | Units      | 440000.00000 | 100   |        | 440,000 |
|                            | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 792 SF Floor Area = 1980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 792    |          |            |
|           |          |            | Total: | 216,619  | 158,119    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |
| 2 Fixture Bath     | 1 | 3,056 | 2,231 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,301 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Totals: 243,794 177,958

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 551,670

2026 Est. T.C.V. 006-645-004-00 = 991,670

Est. TCV/Total Floor Area = 500.84

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 476,700                 | 476,700 | 476,700   | 148,855        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 19,100  | 0         | 4,019          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 495,800                 | 495,800 | 495,800   | 152,874        | 152,874     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-645-005-00   | 2026 Est. T.C.V.    | DUCHI MARY L TRUST   |
| Property Class: 407 |                     | 9 GENTLE WINDS       |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L269 P11/86 L306 P196/89 L568 P542/01 APARTMENT A-5 GENTLE WINDS CONDOMINIUM REC  
IN LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason         | Value   |
|----------------------------|----------|-------------|---------|-------------------------|------|-------|----------------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |             | 1 Units | 340000.00000            | 100  |       | FLOOR LOCATION | 340,000 |
|                            | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |                | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 898 SF Floor Area = 898 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 898    |          |            |
|         |          |            | Total: | 120,230  | 87,769     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 7,300 |
|----------|--|--------|-------|

Totals: 151,197 110,376

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 342,166

2026 Est. T.C.V. 006-645-005-00 = 682,166

Est. TCV/Total Floor Area = 759.65, Most recent sale 02/12/2001 for 312,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 331,200       | 331,200    | 331,200 | 143,111      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,900      | 0       | 0            | 3,863          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 341,100       | 341,100    | 341,100 | 146,974      | 146,974        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-645-006-00   | 2026 Est. T.C.V.    | CARILLON COMPANY     |
| Property Class: 407 |                     | 11 GENTLE WINDS      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L271 P104 L364 P958/93 L591 P447/01 APARTMENT A-6 GENTLE WINDS CONDOMINIUM REC  
IN LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |             | 1     | Units | 440000.000000           | 100   |        | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 792 SF Floor Area = 1980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 792    |          |            |
|           |          |            | Total: | 216,619  | 158,119    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |
| 2 Fixture Bath     | 1 | 3,056 | 2,231 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,301 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Totals: 243,794 177,958

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 551,670

2026 Est. T.C.V. 006-645-006-00 = 991,670

Est. TCV/Total Floor Area = 500.84

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 476,700                 | 476,700 | 476,700   | 174,544        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 19,100  | 0         | 4,712          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 495,800                 | 495,800 | 495,800   | 179,256        | 179,256     | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-645-007-00   | 2026 Est. T.C.V.    | SELL ROSALIND B (ELE) |
| Property Class: 407 |                     | 13 GENTLE WINDS       |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L308 P669 L451 P856/97 APARTMENT A-7 GENTLE WINDS CONDOMINIUM REC IN LIBER 190  
PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth                   | Rate | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|-------------------------|------|--------------|--------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |             | 1 Units | 340000.00000            | 100  | FLR LOCATION |        | 340,000 |
|                            | 0.00     | Total Acres |         | Total Est. Land Value = |      |              |        | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 898 SF Floor Area = 898 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 898    |          |            |
|         |          |            | Total: | 120,230  | 87,769     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,650 |
|----------|--|-------|-------|

Totals: 146,197 106,726

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 330,851

2026 Est. T.C.V. 006-645-007-00 = 670,851

Est. TCV/Total Floor Area = 747.05, Most recent sale 08/29/1997 for 184,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 325,600       | 325,600    | 325,600 | 122,669      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,800      | 0       | 0            | 3,312          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 335,400       | 335,400    | 335,400 | 125,981      | 125,981        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-645-008-00   | 2026 Est. T.C.V.    | LHG INVESTMENT COMPANY |
| Property Class: 407 |                     | 15 GENTLE WINDS        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L264 P255/86 APARTMENT A-8 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |       | 1 Units     | 440000.00000 | 100  |       |                         | 440,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 792 SF Floor Area = 1980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 792    |          |            |
|           |          |            | Total: | 216,619  | 158,119    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |
| 2 Fixture Bath     | 1 | 3,056 | 2,231 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,301 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,650 |
|----------|--|-------|-------|

Totals: 248,794 181,608

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 562,985

2026 Est. T.C.V. 006-645-008-00 = 1,002,985

Est. TCV/Total Floor Area = 506.56, Most recent sale 06/02/1986 for 0

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 482,400                 | 482,400 | 482,400 | 174,544      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 19,100  | 0       | 0            | 4,712          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 501,500                 | 501,500 | 501,500 | 179,256      | 179,256        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-645-009-00   | 2026 Est. T.C.V.    | DAVENPORT RICHARD    |
| Property Class: 407 |                     | 17 GENTLE WINDS      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L300 P716 L302 P849 L346 P966-967/92 APARTMENT B-9 GENTLE WINDS CONDOMINIUM REC  
IN LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth                   | Rate | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|-------------------------|------|--------------|--------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |             | 1 Units | 3400000.00000           | 100  | FLR LOCATION |        | 340,000 |
|                            | 0.00     | Total Acres |         | Total Est. Land Value = |      |              |        | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 889 SF Floor Area = 889 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 889    |          |            |
|         |          |            | Total: | 119,229  | 87,032     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,650 |
|----------|--|-------|-------|

Totals: 145,196 105,989

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 328,566

2026 Est. T.C.V. 006-645-009-00 = 668,566

Est. TCV/Total Floor Area = 752.04, Most recent sale 08/13/1992 for 128,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 324,500                 | 324,500 | 324,500   | 122,669        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,800   | 0         | 3,312          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 334,300                 | 334,300 | 334,300   | 125,981        | 125,981     | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-645-010-00   | 2026 Est. T.C.V.    | LAIRD JOHN E & ALPERN ANN TRUST |
| Property Class: 407 |                     | 19 GENTLE WINDS                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L261 P188/86 L285 P155/88 L652 P298/02 APARTMENT B-10 GENTLE WINDS CONDOMINIUM  
 REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |             | 1     | Units | 440000.00000            | 100   |        | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 893 SF Floor Area = 2232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 893    |          |            |
|           |          |            | Total: | 238,742  | 179,054    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,253 |
| Treated Wood | 127 | 3,020 | 2,265 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,364 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,750 |
|----------|--|-------|-------|

Totals: 272,427 204,316

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 633,380

2026 Est. T.C.V. 006-645-010-00 = 1,073,380

Est. TCV/Total Floor Area = 480.91, Most recent sale 11/08/2017 for 650,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 515,700                 | 515,700 | 515,700 | 386,619      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 21,000  | 0       | 0            | 10,438         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 536,700                 | 536,700 | 536,700 | 397,057      | 397,057        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-645-011-00   | 2026 Est. T.C.V.    | GIERAK JOHN L & DONA A |
| Property Class: 407 |                     | 21 GENTLE WINDS        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L228 P249 L305 P76 L551 P813 L551 P814 APARTMENT B-11 GENTLE WINDS CONDOMINIUM  
 REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |       | 1 Units     | 340000.00000 | 100  |       |                         | 340,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 898 SF Floor Area = 898 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 898    |          |            |
|         |          |            | Total: | 120,230  | 87,769     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 7,300 |
|----------|--|--------|-------|

Totals: 151,197 110,376

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 342,166

2026 Est. T.C.V. 006-645-011-00 = 682,166

Est. TCV/Total Floor Area = 759.65, Most recent sale 03/09/2017 for 349,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 331,200       | 331,200    | 331,200 | 216,168      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,900      | 0       | 0            | 5,836          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 341,100       | 341,100    | 341,100 | 222,004      | 222,004        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-645-012-00   | 2026 Est. T.C.V.    | GREDEM JOHN F & GREDEM RENEE M |
| Property Class: 407 |                     | 23 GENTLE WINDS                |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L589 P836 L595 P815/820/825/30 L646 P768/02 L646 P769/02 UNIT 12 (APARTMENT B-12) GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGES 548-587 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |             | 1     | Units      | 440000.00    | 000   | 100    | 440,000 |
|                            | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 792 SF Floor Area = 1980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 792    |          |            |
|           |          |            | Total: | 216,619  | 162,445    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,253 |
| Treated Wood | 127 | 3,020 | 2,265 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,364 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 248,360 186,249

#### Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 577,372

2026 Est. T.C.V. 006-645-012-00 = 1,017,372

Est. TCV/Total Floor Area = 513.82, Most recent sale 09/30/2019 for 615,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 489,200                 | 489,200 | 489,200   | 371,980        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 19,500  | 0         | 10,043         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 508,700                 | 508,700 | 508,700   | 382,023        | 382,023     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-645-013-00   | 2026 Est. T.C.V.    | YAMSHON LESLIE TRUST |
| Property Class: 407 |                     | 25 GENTLE WINDS      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L217 P786/80 L276 P522/87 L856 P513/05 APARTMENT B-13 GENTLE WINDS CONDOMINIUM  
 REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H645 GENTL LL 1FL 898 SQFT |          |       | 1 Units     | 340000.00000 | 100  |       |                         | 340,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 340,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 898 SF Floor Area = 898 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 898    |          |            |
|         |          |            | Total: | 120,230  | 87,769     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,059 |
| 3 Fixture Bath     | 1 | 4,567 | 3,334 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,193 |
| Treated Wood | 127 | 3,020 | 2,205 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,091 |
| Public Sewer | 1 | 1,494 | 1,091 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,020 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,314 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,650 |
|----------|--|-------|-------|

Totals: 146,197 106,726

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 330,851

2026 Est. T.C.V. 006-645-013-00 = 670,851

Est. TCV/Total Floor Area = 747.05, Most recent sale 05/08/2005 for 0

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 325,600       | 325,600    | 325,600 | 122,669      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,800      | 0       | 0            | 3,312          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 335,400       | 335,400    | 335,400 | 125,981      | 125,981        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-645-014-00   | 2026 Est. T.C.V.    | LEWIS JAMES W & NANCY J |
| Property Class: 407 |                     | 27 GENTLE WINDS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L370 P236 L534 P468/00 APARTMENT B-14 GENTLE WINDS CONDOMINIUM REC IN LIBER 190  
PAGE 548 SEC 14 T29N R14W.

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate         | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|--------------|-------|--------------|---------|
| H645 GENTL 3FLS,>=1980SQFT |          |             | 1     | Units | 440000.00000 | 100   |              | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est.   |       | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 792 SF Floor Area = 1980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 792    |          |            |
|           |          |            | Total: | 225,537  | 162,374    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,045 |
| 3 Fixture Bath     | 1 | 4,567 | 3,288 |
| 2 Fixture Bath     | 1 | 3,056 | 2,200 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 126 | 3,004 | 2,163 |
| Treated Wood | 127 | 3,020 | 2,174 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 72 | 3,152 | 2,269 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,076 |
| Public Sewer | 1 | 1,494 | 1,076 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,992 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,282 |
|----------------|---|-------|-------|

Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,600 |
|----------|--|-------|-------|

Totals: 257,712 185,539

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.100 => TCV: 575,171

2026 Est. T.C.V. 006-645-014-00 = 1,015,171

Est. TCV/Total Floor Area = 512.71, Most recent sale 01/20/2000 for 405,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 488,900       | 488,900        | 488,900 | 214,619      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 18,700         | 0       | 0            | 5,794          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 507,600       | 507,600        | 507,600 | 220,413      | 220,413        | 220,413 |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-650-001-00   | 2026 Est. T.C.V.    | ADLER BARRY & LYNN   |
| Property Class: 401 |                     | 5265 W NORTHWOOD DR  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L180 P511&512/75 L227 P937/81 LOT 1 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N  
R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 110.00   | 600.00 | 1.0000 | 0.9622 | 21000 | 100   |        | 2,222,672 |
| 110 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,222,672 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5    | 100    | 50,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 50,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 2013

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1885 SF Floor Area = 3299 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,885  |          |            |
|            |          |            | Total: | 866,496  | 779,847    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1143 | 79,907 | 71,916 |
| Basement, Outside Entrance, Below Grade | 3    | 16,377 | 14,739 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,626  |
| 3 Fixture Bath     | 2 | 25,386 | 22,847 |
| 2 Fixture Bath     | 1 | 8,462  | 7,616  |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 12,827 | 11,544 |
| Water Well, 100 Feet | 1 | 7,582  | 6,824  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 655 | 19,598 | 17,638 |
| CCP (1 Story) | 66  | 4,274  | 3,847  |
| CCP (1 Story) | 83  | 5,302  | 4,772  |
| CCP (1 Story) | 108 | 6,768  | 6,091  |

#### Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                   |      |        |        |
|-------------------|------|--------|--------|
| Base Cost         | 1000 | 84,680 | 76,212 |
| Door Opener       | 3    | 2,539  | 2,285  |
| No Concrete Floor | 448  | -4,574 | -4,117 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 9,671 | 8,704 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 26,794 | 24,115 |
|------------------|---|--------|--------|

Totals: 1,176,118 1,058,506

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,857,967

Parcel Number: 45-006-650-001-00

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2026 Est. T.C.V. 006-650-001-00 = 5,130,639  
 Est. TCV/Total Floor Area = 1555.21, Most recent sale 11/12/2010 for 800,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,448,100 2,448,100 2,448,100 1,165,220 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 117,200 0 0 31,460 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,565,300 2,565,300 2,565,300 1,196,680 1,196,680 1,196,680

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-650-002-00   | 2026 Est. T.C.V.    | DUMAS THOMAS W & DARLA G |
| Property Class: 401 |                     | 5243 W NORTHWOOD DR      |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L412 P332/95 LOT 2 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 124.00   | 550.00 | 1.0000 | 0.9415 | 21000 | 100   |        | 2,451,643 |
| 124 Actual Front Feet, 1.57 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,451,643 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 3500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 2498 SF Floor Area = 3647 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Basement    | 1,089 |          |            |
| 1 Story | Siding   | Crawl Space | 239   |          |            |
| 1 Story | Siding   | Basement    | 664   |          |            |
| 1 Story | Siding   | Crawl Space | 506   |          |            |
| 1 Story | Siding   | Overhang    | 60    |          |            |
| Total:  |          |             |       | 592,480  | 444,358    |

Other Additions/Adjustments

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 82 | 3,759 | 2,819 |
|--------------|----|-------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 3 | 20,147 | 15,110 |

Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 10,880 | 8,160 |
| Water Well, 50 Feet | 1 | 3,418  | 2,563 |

Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 129 | 4,693  | 3,520  |
| WPP | 632 | 14,688 | 11,016 |
| WPP | 73  | 3,489  | 2,617  |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 60 | 2,038 | 1,528 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -2,298 |
| Door Opener         | 4    | 2,686  | 2,014  |
| Base Cost           | 1268 | 69,360 | 52,020 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 1 | 8,495  | 6,371 |
| Exterior 2 Story | 1 | 10,342 | 7,756 |

Parcel Number: 45-006-650-002-00

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Breezeways

Frame Wall

90

8,353

6,265

Totals: 757,876 568,403

Notes: 2015 CHANGE EXISTING ATTACHED GARAGE TO LIVING &amp; ADD ATTACHED GARAGE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,534,688

2026 Est. T.C.V. 006-650-002-00

= 3,993,831

Est. TCV/Total Floor Area = 1095.10, Most recent sale 10/12/1995 for 475,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 1,903,200               | 1,903,200 | 1,903,200 | 574,554        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 93,700    | 0         | 15,512         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,996,900               | 1,996,900 | 1,996,900 | 590,066        | 590,066     | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-650-003-00   | 2026 Est. T.C.V.    | FEHRMANN BARBARA W TRUST |
| Property Class: 401 |                     | 5227 W NORTHWOOD DR      |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L175 P928 L282 P500 L350 P468 L533 P408 LOT 3 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                           | 130.00   | 500.00 | 0.9942 | 0.9193 | 21000 | 100   |                         | 2,495,145 |
| 130 Actual Front Feet, 1.49 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,495,145 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 6.71  | 238  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 9000 | 0      | 0          |
| Wood Frame            | 26.81 | 160  | 50     | 2,145      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 95     | 9,500      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 11,645     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 2820 SF Floor Area = 5625 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 2,488 |          |            |
| 1 Story | Siding   | Crawl Space | 80    |          |            |
| 1 Story | Siding   | Crawl Space | 252   |          |            |
| 1 Story | Siding   | Overhang    | 29    |          |            |
| 1 Story | Siding   | Overhang    | 288   |          |            |
|         |          | Total:      |       | 919,402  | 689,549    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,443  |
| 3 Fixture Bath     | 2 | 20,550 | 15,412 |
| Separate Shower    | 1 | 3,123  | 2,342  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,508 |
| Water Well, 100 Feet | 1 | 6,941 | 5,206 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 120 | 17,462 | 13,097 |
| WSEP (1 Story) | 92  | 13,380 | 10,035 |
| WPP            | 28  | 1,948  | 1,461  |
| WPP            | 40  | 2,624  | 1,968  |
| WCP (1 Story)  | 40  | 3,930  | 2,947  |
| WCP (1 Story)  | 64  | 5,629  | 4,222  |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 576 | 44,202 | 33,151 |
| Common Wall: 1.5 Wall | 1   | -5,376 | -4,032 |
| Door Opener           | 2   | 1,504  | 1,128  |

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 752    | 564    |
| Base Cost   | 1056 | 56,950 | 42,712 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,137 |
|------------------|---|-------|-------|

Parcel Number: 45-006-650-003-00

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## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 9,604 | 7,203 |
| Direct-Vented Gas | 1 | 5,272 | 3,954 |

## Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 705 | 10,131 | 7,598 |
|--------------|-----|--------|-------|

Totals: 1,134,146 850,605

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,296,634

---

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 0 SF Floor Area = 732 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 0.75 Story | Siding   | Overhang   | 976  |          |            |
| Total:     |          |            |      | 84,863   | 63,647     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,443 |
|--------------------|---|-------|-------|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 6,011 | 4,508 |
|-----------------|---|-------|-------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 54 | 2,436 | 1,827 |
|---------------|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 976 | 63,606 | 47,704 |
| Door Opener | 1   | 752    | 564    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,137 |
|------------------|---|-------|-------|

## Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 192 | 4,257 | 3,193 |
|--------------|-----|-------|-------|

Totals: 172,032 129,023

Notes: GAME ROOM

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 348,362

---

Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 0 SF Floor Area = 603 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 0.75 Story | Siding   | Overhang   | 804  |          |            |
| Total:     |          |            |      | 69,908   | 52,431     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 3,257 | 2,443 |
|--------------------|---|-------|-------|

## Water/Sewer

Parcel Number: 45-006-650-003-00

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|                                                          |     |         |         |
|----------------------------------------------------------|-----|---------|---------|
| 1000 Gal Septic                                          | 1   | 6,011   | 4,508   |
| Porches                                                  |     |         |         |
| WCP (1 Story)                                            | 36  | 3,603   | 2,702   |
| Garages                                                  |     |         |         |
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |
| Base Cost                                                | 804 | 55,822  | 41,866  |
| Door Opener                                              | 1   | 752     | 564     |
| Built-Ins                                                |     |         |         |
| Appliance Allow.                                         | 1   | 6,850   | 5,137   |
| Fireplaces                                               |     |         |         |
| Prefab 1 Story                                           | 1   | 4,365   | 3,274   |
|                                                          |     |         |         |
| Totals:                                                  |     | 150,568 | 112,925 |
| Notes: YOGA ROOM                                         |     |         |         |

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 304,898

2026 Est. T.C.V. 006-650-003-00 = 5,456,684

Est. TCV/Total Floor Area = 784.01

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,617,600               | 2,617,600 | 2,617,600 | 669,702      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 110,700   | 0         | 0            | 18,081         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,728,300               | 2,728,300 | 2,728,300 | 687,783      | 687,783        | 619,005 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-650-004-00   | 2026 Est. T.C.V.    | TRAMITZ SALLY A DECLARATION |
| Property Class: 401 |                     | 5195 W NORTHWOOD DR         |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L256 P575 L403 P864/95 LOT 4 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

# Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 113.28   | 353.01 | 1.0000 | 0.8427 | 21000 | 100   |        | 2,004,627 |
| 113 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        | 2,004,627 |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 2,004,627 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,120 |          |            |
| Total:    |          |             |       | 247,446  | 173,212    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,239 |
|------------------|---|--------|-------|

### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 710 | 14,548 | 10,184 |
|-----|-----|--------|--------|

### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 200 | 10,046 | 7,032 |
|-----------|-----|--------|-------|

Totals: 307,265 215,085

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 580,730

2026 Est. T.C.V. 006-650-004-00 = 2,587,857

Est. TCV/Total Floor Area = 1540.39

2025 Assessed MBOR S.E.V.

1,235,400 1,235,400 1,235,400

2026 New Eq. Adjustment Loss

0 58,500 0

2026 Assessed MBOR S.E.V.

1,293,900 1,293,900 1,293,900

Base for Cap

345,431

Additions

0

Capped

354,757

IRM

2.70

Tax Adjustment

9,326

->Taxable<-

354,757

Losses

0

PRE/MBT

0



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-650-006-00   | 2026 Est. T.C.V.    | HOENECKE GRETCHEN R TRUST |
| Property Class: 401 |                     | 5157 W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L287 P208 L356 P732-734/93 LOTS 5 & 6 PLAT OF GLEN ACRES SUBDIVISION. SEC 26  
T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 200.00   | 365.00 | 0.8927 | 0.8498 | 21000 | 100   |        | 3,185,968 |
| 200 Actual Front Feet, 1.68 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 3,185,968 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 42.11 | 80   | 50     | 1,684      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,684      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 3040 SF Floor Area = 3040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,431  |          |            |
| 1 Story | Siding   | Basement    | 609    |          |            |
|         |          |             | Total: | 428,275  | 278,344    |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 674 | 13,035 | 8,473 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 450 | 6,921 | 4,499 |
| Treated Wood | 329 | 5,646 | 3,670 |
| Treated Wood | 156 | 3,455 | 2,246 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
| Exterior 1 Story | 1 | 6,514 | 4,234 |

Totals: 493,164 320,523

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 865,412

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1981

(11) Heating System: Electric Baseboard

Ground Area = 452 SF Floor Area = 791 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

Parcel Number: 45-006-650-006-00

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|            |          |             |        |          |            |
|------------|----------|-------------|--------|----------|------------|
| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
| 1.75 Story | Siding   | Crawl Space | 452    |          |            |
|            |          |             | Total: | 120,754  | 78,490     |

Other Additions/Adjustments

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 4,814 | 3,129 |
| WCP (1 Story) | 50 | 4,198 | 2,729 |
| WCP (1 Story) | 20 | 1,766 | 1,148 |

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 60 | 2,038 | 1,325 |
|--------------|----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 32,567 | 21,169 |
| Common Wall: 2 Wall | 1   | -5,205 | -3,383 |
| Door Opener         | 2   | 1,343  | 873    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 3,694 | 2,401 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 169,945 | 110,465 |
|---------|---------|---------|

Notes: GARAGE WITH GUEST ROOM

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 298,256

2026 Est. T.C.V. 006-650-006-00

= 4,356,320

Est. TCV/Total Floor Area = 1137.12

2025 Assessed MBOR S.E.V.

2,075,100 2,075,100 2,075,100

Base for Cap

IRM

507,147

2.70

2026 New Eq. Adjustment Loss

0 103,100 0

Additions

Tax Adjustment

Losses

0

13,692

0

2026 Assessed MBOR S.E.V.

2,178,200 2,178,200 2,178,200

Capped

-&gt;Taxable&lt;-

PRE/MBT

520,839

520,839

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-650-007-00   | 2026 Est. T.C.V.    | HOENECKE GRETCHEN R  |
| Property Class: 401 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L144 P200-201 L460 P950/97 LOT 7 EXC PRT BEG NE LOT 7 TH S 69 DEG 30' 45" W ALG  
 N LN SD LOT 64.03 FT TH S 00 DEG 24' 29" E 363.67 FT TO SHR GLEN LAKE TH N 78  
 DEG 29' 38" E ALG SD SHR 60.73 FT TO E LN LOT 7 TH N 00 DEG 18' 40" W 373.91 FT  
 TO POB PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

507P520 3/19/1999 SPLIT OF LOT # TRANSFER TO ADJACENT LAND OWNER

LIBER 507P520 SPLIT OF LOT 7 TO JOUTRAS QC DATED 3/19/1999 -TRANSFER TO ADJACENT  
 LAND OWNER - EXEMPT LOT LINE TRANSFER

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP A 21000                          | 41.00    | 400.00 | 1.0000 | 0.8694 | 21000 | 100   |                         | 748,589 |
| 41 Actual Front Feet, 0.38 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 748,589 |

2026 Est. T.C.V. 006-650-007-00 = 748,589

Est. TCV/Total Floor Area = 195.40, Most recent sale 12/15/1997 for 345,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 356,500                 | 356,500 | 356,500 | 57,000       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 17,800  | 0       | 0            | 1,539          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 374,300                 | 374,300 | 374,300 | 58,539       | 58,539         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-650-007-50   | 2026 Est. T.C.V.    | JOUTRAS META H TRUST |
| Property Class: 402 |                     | W NORTHWOOD DR       |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L507 P520-521/99 PRT LOT 7 BEG NE COR THEREOF TH S 69 DEG 30'45" W ALG N LN SD  
 LOT 64.03 FT THS 00 DEG 24'29" E 363.67 FT TO SHR GLEN LAKE TH N 78 DEG 29'38" E  
 ALG SD SHR 60.73 FT TO E LN LOT 7 TH N 00 DEG 18' 40" W 373.91 FT TO POB PLAT OF  
 GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|-----------|
| GROUP A 21000                          | 60.00    | 368.00 | 1.0000 | 0.8515 | 21000                   | 100   |        | 1,072,897 |
| 60 Actual Front Feet, 0.51 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 1,072,897 |

2026 Est. T.C.V. 006-650-007-50 = 1,072,897

Est. TCV/Total Floor Area = 280.06, Most recent sale 03/22/1999 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 510,900                 | 510,900 | 510,900   | 201,703        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 25,500  | 0         | 5,445          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 536,400                 | 536,400 | 536,400   | 207,148        | 207,148     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-650-008-00   | 2026 Est. T.C.V.    | JOUTRAS META H TRUST |
| Property Class: 401 |                     | 5127 W NORTHWOOD DR  |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L460 P951/97 LOT 8 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 400.00 | 1.0000 | 0.8694 | 21000 | 100   |        | 1,825,828 |
| 100 Actual Front Feet, 0.92 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,825,828 |

Land Improvement Cost Estimates

| Description                   | Rate  | Size | % Good | Cash Value |
|-------------------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock           | 2.67  | 3000 | 0      | 0          |
| D/W/P: Flagstone/Sand         | 29.98 | 400  | 0      | 0          |
| Retaining Wall: Brick, 12 in. | 56.58 | 165  | 0      | 0          |
| Wood Frame                    | 41.21 | 128  | 50     | 2,637      |
| Wood Frame                    | 37.97 | 180  | 50     | 3,417      |

Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 16,054     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 4078 SF Floor Area = 5285 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 3,329 |          |            |
| 1 Story    | Siding   | Slab        | 749   |          |            |
| 1 Story    | Siding   | Overhang    | 375   |          |            |
| Total:     |          |             |       | 875,089  | 700,073    |

Other Additions/Adjustments

Exterior

|              |     |        |       |
|--------------|-----|--------|-------|
| Stone Veneer | 245 | 12,453 | 9,962 |
|--------------|-----|--------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 5 | 51,376 | 41,101 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

Porches

|               |      |        |        |
|---------------|------|--------|--------|
| CCP (1 Story) | 32   | 1,557  | 1,246  |
| CCP (1 Story) | 26   | 1,294  | 1,035  |
| WPP           | 1509 | 35,160 | 28,128 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 419 | 7,307 | 5,846 |
| Treated Wood | 300 | 5,862 | 4,690 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 819  | 17,437 | 13,950 |
| Door Opener         | 2    | 1,504  | 1,203  |
| Base Cost           | 1146 | 72,187 | 57,750 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

Parcel Number: 45-006-650-008-00

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## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Interior 2 Story  | 2 | 19,207 | 15,366 |
| 2nd on Same Stack | 1 | 6,044  | 4,835  |
| Exterior 1 Story  | 1 | 9,772  | 7,818  |

## Carports

|              |     |        |       |
|--------------|-----|--------|-------|
| Comp.Shingle | 480 | 10,642 | 8,514 |
|--------------|-----|--------|-------|

Totals: 1,156,800 925,445

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,498,702

---

2026 Est. T.C.V. 006-650-008-00 = 4,340,584

Est. TCV/Total Floor Area = 821.30, Most recent sale 12/15/1997 for 345,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,082,600     | 2,082,600      | 2,082,600 | 778,075      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 87,700         | 0         | 0            | 21,008         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,170,300     | 2,170,300      | 2,170,300 | 799,083      | 799,083        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-650-009-00   | 2026 Est. T.C.V.    | BAXTER W M JR & G C JOINT TRUST |
| Property Class: 401 |                     | 5121 W NORTHWOOD DR             |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L346 P863-864/92 LOTS 9 & 10 PLAT OF GLEN ACRES SUBDIVISION. SEC 26 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 200.00   | 450.00 | 0.8927 | 0.8954 | 21000 | 100   |        | 3,357,155 |
| 200 Actual Front Feet, 2.07 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 3,357,155 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 24.69 | 240  | 50     | 2,963      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,963      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1528 SF Floor Area = 2292 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,528 |          |            |
| Total:    |          |            |       | 325,364  | 211,505    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 288 | 5,469  | 3,555  |
| WCP (1 Story) | 440 | 15,470 | 10,055 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 28,526 | 18,542 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 349    |
| Base Cost   | 1792 | 43,223 | 28,095 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
| Prefab 1 Story   | 1 | 2,593 | 1,685 |

Totals: 445,142 289,361

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 781,275

2026 Est. T.C.V. 006-650-009-00

= 4,146,393

Est. TCV/Total Floor Area = 1809.07

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-650-009-00

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|           |           |                |           |           |                |
|-----------|-----------|----------------|-----------|-----------|----------------|
| 1,975,100 | 1,975,100 | 1,975,100      | 439,359   | 2.70      |                |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment |
|           | 0         | 98,100         | 0         | 0         | 11,862         |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    |
|           | 2,073,200 | 2,073,200      | 2,073,200 | 451,221   | 451,221        |
|           |           |                |           |           | PRE/MBT        |
|           |           |                |           |           | 451,221        |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-650-011-00   | 2026 Est. T.C.V.    | KASSARJIAN JOHN R & CAROLYN J |
| Property Class: 401 |                     | 5043 W NORTHWOOD DR           |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

LOT 11 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                        | 101.00   | 500.00 | 1.0000 | 0.9193 | 21000 | 100   |        | 1,949,883 |
| 101 Actual Front Feet, 1.16 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 1,949,883 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                      |          |   |     |       |
|----------------------|----------|---|-----|-------|
| LAND IMPROVEMENTS 25 | 2,500.00 | 1 | 100 | 2,500 |
|----------------------|----------|---|-----|-------|

|                                                     |  |  |  |       |
|-----------------------------------------------------|--|--|--|-------|
| Total Estimated Land Improvements True Cash Value = |  |  |  | 2,500 |
|-----------------------------------------------------|--|--|--|-------|

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY      Cls C      Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1448 SF      Floor Area = 2246 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,064  |          |            |
| 1 Story    | Siding   | Crawl Space | 384    |          |            |
|            |          |             | Total: | 270,942  | 176,112    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 290 | 7,676 | 4,989 |
|---------------|-----|-------|-------|

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 60 | 2,673 | 1,737 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 792 | 27,443 | 17,838 |
| Door Opener | 2   | 1,075  | 699    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 337,249 | 219,212 |
|---------|---------|---------|

Notes:

|                                   |         |
|-----------------------------------|---------|
| ECF (4080 BIG GLEN) 2.700 => TCV: | 591,872 |
|-----------------------------------|---------|

2026 Est. T.C.V. 006-650-011-00

= 2,544,255

Est. TCV/Total Floor Area = 1132.79

|               |      |        |              |     |
|---------------|------|--------|--------------|-----|
| 2025 Assessed | MBOR | S.E.V. | Base for Cap | IRM |
|---------------|------|--------|--------------|-----|

Parcel Number: 45-006-650-011-00

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|           |           |                |           |           |                |
|-----------|-----------|----------------|-----------|-----------|----------------|
| 1,211,000 | 1,211,000 | 1,211,000      | 329,640   | 2.70      |                |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment |
|           | 0         | 61,100         | 0         | 0         | 8,900          |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    |
|           | 1,272,100 | 1,272,100      | 1,272,100 | 338,540   | 338,540        |
|           |           |                |           |           | PRE/MBT        |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-650-012-00   | 2026 Est. T.C.V.    | HURBIS CHARLES G & HURBIS JOHN F |
| Property Class: 401 |                     | 5027 W NORTHWOOD DR              |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L300 P263/89 L699 P109/03 L813 P185&205/04 LOT 12 PLAT OF GLEN ACRES  
SUBDIVISION. SEC 26 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                        | 102.00   | 517.00 | 1.0000 | 0.9270 | 21000 | 100   |        | 1,985,718 |
| 102 Actual Front Feet, 1.21 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 1,985,718 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY      Cls BC      Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1707 SF      Floor Area = 2608 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,707  |          |            |
| 1 Story   | Siding   | Overhang    | 48     |          |            |
|           |          |             | Total: | 380,256  | 247,167    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 81  | 3,651  | 2,373  |
| WPP | 836 | 17,130 | 11,134 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 171 | 9,335 | 6,068 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 981 | 55,142 | 35,842 |
| Storage Over Garage | 736 | 12,998 | 8,449  |
| Door Opener         | 2   | 1,343  | 873    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

Totals:      521,796      339,167

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV:      915,751

2026 Est. T.C.V. 006-650-012-00      =      2,908,969

Est. TCV/Total Floor Area = 1115.40, Most recent sale 06/30/1989 for 203,500

2025 Assessed      MBOR      S.E.V.      Base for Cap      IRM

Parcel Number: 45-006-650-012-00

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|               |                |           |           |                |         |
|---------------|----------------|-----------|-----------|----------------|---------|
| 1,392,700     | 1,392,700      | 1,392,700 | 380,927   | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
| 0             | 61,800         | 0         | 0         | 10,285         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
| 1,454,500     | 1,454,500      | 1,454,500 | 391,212   | 391,212        | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-650-013-00   | 2026 Est. T.C.V.    | J R HALEY FAMILY LTD PARTNERSHIP |
| Property Class: 401 |                     | 5005 W NORTHWOOD DR              |
| Map #: 50           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L936 P931/07 LOT 13 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 119.94   | 527.92 | 1.0000 | 0.9319 | 21000 | 100   |        | 2,347,151 |
| 120 Actual Front Feet, 1.45 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,347,151 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1965

(11) Heating System: Forced Hot Water

Ground Area = 2677 SF Floor Area = 5173 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,677  |          |            |
| 1 Story    | Siding   | Overhang    | 468    |          |            |
| 1 Story    | Siding   | Overhang    | 20     |          |            |
|            |          |             | Total: | 819,833  | 573,884    |

Other Additions/Adjustments

Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 432 | 9,461 | 6,623 |
|--------------|-----|-------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,280  |
| 3 Fixture Bath     | 2 | 20,550 | 14,385 |
| 2 Fixture Bath     | 1 | 6,850  | 4,795  |
| Separate Shower    | 1 | 3,123  | 2,186  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,208 |
| Water Well, 100 Feet | 1 | 6,941 | 4,859 |

Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WPP           | 40   | 2,624  | 1,837  |
| WPP           | 115  | 4,804  | 3,363  |
| CCP (1 Story) | 21   | 1,377  | 964    |
| WPP           | 1540 | 35,882 | 25,117 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 39,986 | 27,990 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,509 |
| Door Opener         | 2   | 1,504  | 1,053  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,795 |
| Dishwasher       | 1 | 1,444 | 1,011 |
| Garbage Disposal | 1 | 437   | 306   |
| Vented Hood      | 1 | 940   | 658   |

Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 23,573 | 16,501 |
|------------------|---|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 991,863 | 694,306 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,874,626

---

 2026 Est. T.C.V. 006-650-013-00 = 4,226,777

Est. TCV/Total Floor Area = 817.08

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,015,700     | 2,015,700      | 2,015,700 | 599,417      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 97,700         | 0         | 0            | 16,184         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,113,400     | 2,113,400      | 2,113,400 | 615,601      | 615,601        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-661-004-00   | 2026 Est. T.C.V.    | LAKE STREET STUDIOS LLC |
| Property Class: 201 |                     | 6023 S LAKE ST          |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L294 P385 L349 P304 L505 P230/99 L525 P452/99 L528 P95/99 DC L686 P631/02 L693 P6/02 L917 P816/06 L932 P316/07 LOTS 3 & 4 BLOCK 1 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W. EXCEPT L1287P422 BEG SE CNR OF LOT 3; THENCE NORTH 88° 46' 47" WEST, A DISTANCE OF 46.95 FEET ALONG THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 38° 52' 58" EAST, A DISTANCE OF 74.91 FEET ALONG THE NW LINE OF AN EXISTING 12' WIDE DRIVEWAY EASEMENT; THENCE SOUTH 0° 0' 47" EAST, A DISTANCE OF 19.11 FEET; THENCE SOUTH 0° 7' 33" WEST, A DISTANCE OF 40.20 FEET ALONG SAID EAST LINE OF LOT 3 TO THE POB ; SAID TRACT CONTAINING 0.03 ACRES (1393.01 SF) OF LAND, MORE OR LESS. L1284P424 1ST AMENDMENT

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth    | Rate | %Adj. | Reason | Value                           |
|--------------------------------------------------------------------------|--------------|--------|--------|----------|------|-------|--------|---------------------------------|
|                                                                          | 132.00       | 165.00 | 1.0000 | 0.0000   | 0    | 100*  |        | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT | 21780  | SqFt   | 14.75000 | 100  |       |        | 321,255                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |          |      |       |        |                                 |
| 132 Actual Front Feet, 0.50 Total Acres                                  |              |        |        |          |      |       |        | Total Est. Land Value = 321,255 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |      |            |
|-----------------------------------------------------|----------|------|--------|------------|------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |      |            |
| Description                                         | Rate     | Size | % Good | Cash Value |      |            |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |      |            |
| Commercial Local Cost Land Improvements             |          |      |        |            |      |            |
| Description                                         | Rate     | Size | % Good | Arch       | Mult | Cash Value |
| WATER WELL 4"-6"                                    | 0.00     | 1    | 94     | 100        |      | 0          |
| SEPTIC TANK 750 GAL                                 | 0.00     | 1    | 94     | 100        |      | 0          |
| DRAIN FIELD                                         | 0.00     | 1    | 94     | 100        |      | 0          |
| Total Estimated Land Improvements True Cash Value = |          |      |        |            |      | 2,500      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950  
Description of Occupancy: STAGE BUILDING

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 86  
Overall Building Height: 8

Base Rate for Upper Floors = 39.10

Adjusted Square Foot Cost for Upper Floors = 39.10

|                                    |                                                                     |        |
|------------------------------------|---------------------------------------------------------------------|--------|
| Total Floor Area: 364              | Base Cost New of Upper Floors =                                     | 14,233 |
|                                    | Reproduction/Replacement Cost =                                     | 14,233 |
| Eff.Age:30                         | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 |        |
|                                    | Total Depreciated Cost =                                            | 4,982  |
| ECF (2201 COMMERCIAL)              | 1.750 => TCV of Bldg: 1 =                                           | 8,718  |
| Replacement Cost/Floor Area= 39.10 | Est. TCV/Floor Area= 23.95                                          |        |

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

Costs are taken from the Stores - Discount cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 10 Perimeter: 250  
Overall Building Height: 10

Base Rate for Upper Floors = 71.63

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.30 100%  
Adjusted Square Foot Cost for Upper Floors = 93.93

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Total Floor Area: 2,230 Base Cost New of Upper Floors = 209,464

Reproduction/Replacement Cost = 209,464

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 73,312

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 2 = 128,297

Replacement Cost/Floor Area= 93.93 Est. TCV/Floor Area= 57.53

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2014

Description of Occupancy: 6027 S LAKE ST

Costs are taken from the Stores - Discount cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 80.88

Adjusted Square Foot Cost for Upper Floors = 80.88

Total Floor Area: 800 Base Cost New of Upper Floors = 64,704

Reproduction/Replacement Cost = 64,704

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 22,646

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height | Storys | Cost |
|------------------|-----------|------|-----------|--------|--------|------|
|                  |           |      |           | Adj.   | Adj.   |      |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 3 = 39,631

Replacement Cost/Floor Area= 80.88 Est. TCV/Floor Area= 49.54

Total Estimated True Cash Value of Commercial/Industrial Buildings = 176,646

2026 Est. T.C.V. 006-661-004-00 = 500,401

Est. TCV/Total Floor Area = 147.44, Most recent sale 02/02/2017 for 1

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 231,500       | 231,500        | 231,500 | 94,828       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 18,700         | 0       | 0            | 2,560          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 250,200       | 250,200        | 250,200 | 97,388       | 97,388         | 0       |  |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-661-005-00   | 2026 Est. T.C.V.    | OBATA GEN & STITH REBECCA S TRUST |
| Property Class: 401 |                     | 6001 S LAKE ST                    |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L294 P378/88 L294 P389-390/88 LOT 5 BLOCK 1 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|-------------------------|-------|--------|---------|
|                                                                          | 66.00        | 165.00 | 1.0000 | 0.0000 | 0                       | 100*  |        | 0       |
| 2000 COMM                                                                | \$14.75/SQFT |        | 5445   | SqFt   | 14.75000                | 100   |        | 80,314  |
| 2000 COMM                                                                | \$7.75/SQFT  |        | 5445   | SqFt   | 7.75000                 | 100   |        | 42,199  |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |                         |       |        |         |
| 66 Actual Front Feet, 0.25 Total Acres                                   |              |        |        |        | Total Est. Land Value = |       |        | 122,513 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 5.88 | 213  | 97     | 1,214      |

#### Residential Local Cost Land Improvements

| Description          | Rate     | Size | % Good | Cash Value |
|----------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25 | 2,500.00 | 2    | 100    | 5,000      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 94     |      | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 94     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 94     |      | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 6,214      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D-10 Blt 1920

(11) Heating System: Wall/Floor Furnace

Ground Area = 484 SF Floor Area = 726 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 484  |          |            |
| Total:    |          |            |      | 72,558   | 39,904     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

#### Porches

|     |    |     |     |
|-----|----|-----|-----|
| WPP | 16 | 753 | 414 |
|-----|----|-----|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 75,957 | 41,773 |
|---------|--------|--------|

#### Notes:

|                                                                |        |
|----------------------------------------------------------------|--------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 91,901 |
|----------------------------------------------------------------|--------|

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D-10 Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 977 SF Floor Area = 977 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Basement   | 977  |          |            |
| Total:  |          |            |      | 116,774  | 64,228     |

#### Other Additions/Adjustments

Parcel Number: 45-006-661-005-00

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## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WGEP (1 Story) | 106 | 9,123 | 5,018 |
| WSEP (1 Story) | 52  | 3,215 | 1,768 |
| CPP            | 50  | 1,110 | 610   |

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 132,868 | 73,079 |
|---------|---------|--------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 160,774

2026 Est. T.C.V. 006-661-005-00 = 381,402

Est. TCV/Total Floor Area = 223.96, Most recent sale 11/28/1988 for 39,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 166,600       | 166,600    | 166,600 | 153,825      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 24,100     | 0       | 0            | 4,153          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 190,700       | 190,700    | 190,700 | 157,978      | 157,978        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-661-006-00   | 2026 Est. T.C.V.    | SIEPKER FRANK & BARBARA |
| Property Class: 201 |                     | 5989 S LAKE ST          |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L484 P957/98 LOT 6 BLK 1 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.

## Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|             | 66.00        | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 10890  | SqFt   | 14.75000 | 100   |        | 160,628 |

\* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 160,628

## Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

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

Commercial Local Cost Land Improvements

| Description         | Rate | Size | % Good | Arch | Mult | Cash Value |
|---------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"    | 0.00 | 1    | 93     |      | 100  | 0          |
| SEPTIC TANK 750 GAL | 0.00 | 1    | 93     |      | 100  | 0          |
| DRAIN FIELD         | 0.00 | 1    | 93     |      | 100  | 0          |
| WOOD DECKS          | 5.25 | 168  | 93     |      | 100  | 820        |

Total Estimated Land Improvements True Cash Value = 3,320

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: LOG HOUSE

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 136

Overall Building Height: 10

Base Rate for Upper Floors = 125.00

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 23.45 100%

Adjusted Square Foot Cost for Upper Floors = 148.45

Total Floor Area: 1,056 Base Cost New of Upper Floors = 156,763

Reproduction/Replacement Cost = 156,763

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 79,949

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 1 = 139,911

Replacement Cost/Floor Area= 148.45 Est. TCV/Floor Area= 132.49

Total Estimated True Cash Value of Commercial/Industrial Buildings = 139,911

2026 Est. T.C.V. 006-661-006-00 = 303,859

Est. TCV/Total Floor Area = 287.75, Most recent sale 08/20/1998 for 66,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 138,000       | 138,000        | 138,000 | 97,634       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,900         | 0       | 0            | 2,636          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 151,900       | 151,900        | 151,900 | 100,270      | 100,270        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-661-007-50   | 2026 Est. T.C.V.    | GLEN ARBOR TOWNSHIP  |
| Property Class: 201 |                     | 5973 S LAKE ST       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

GA 507 W 125 FT OF LOT 7 BLK 1 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

## Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|-------------|--------------|--------|--------|--------|----------|-------|--------|---------|
|             | 99.00        | 125.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 12371  | SqFt   | 14.75000 | 100   |        | 182,473 |

\* denotes lines that do not contribute to the total acreage calculation.

99 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 182,473

## Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 97                | 4,850      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 4,850      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009

Description of Occupancy: BLT LATE FALL 2008

Costs are taken from the Restroom Buildings cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average

Stories: 1 Story Height: 12 Perimeter: 0

Overall Building Height: 12

Base Rate for Upper Floors = 286.42

Adjusted Square Foot Cost for Upper Floors = 286.42

Total Floor Area: 448 Base Cost New of Upper Floors = 128,316

Reproduction/Replacement Cost = 128,316

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

Total Depreciated Cost = 124,467

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 1 = 217,816

Replacement Cost/Floor Area= 286.42 Est. TCV/Floor Area= 486.20

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009

Description of Occupancy: PAVILLION

Costs are taken from the Auditoriums cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average

Stories: 1 Story Height: 10 Perimeter: 280

Base Rate for Upper Floors = 168.07

Adjusted Square Foot Cost for Upper Floors = 168.07

Total Floor Area: 400 Base Cost New of Upper Floors = 67,228

Reproduction/Replacement Cost = 67,228

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0

Total Depreciated Cost = 67,228

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 2 = 117,649

Replacement Cost/Floor Area= 168.07 Est. TCV/Floor Area= 294.12

Total Estimated True Cash Value of Commercial/Industrial Buildings = 335,465

2026 Est. T.C.V. 006-661-007-50 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-661-007-50

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|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
|      | 0        | 0              | 0      | 0         | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      | 0        | 0              | 0      | 0         | 0              | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      | 0        | 0              | 0      | 0         | 0              | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-661-008-00   | 2026 Est. T.C.V.    | DIRT INVESTMENTS LLC THE |
| Property Class: 201 |                     | 6487 W WESTERN AVE       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L427 P80 L536 P962/00 L570 P106/01L550 P066 L551 P319/00 W 48.4 FT OF LOTS 8 & 9  
 EXC S 40 FT BLK 1 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|             |              | * Factors * |           | MAIN WESTERN |                                         |        |
|-------------|--------------|-------------|-----------|--------------|-----------------------------------------|--------|
| Description | Frontage     | Depth       | Front     | Depth        | Rate %Adj. Reason                       | Value  |
|             | 48.00        | 92.00       | 1.0000    | 0.0000       | 0 100* CORNER SITUS                     | 0      |
| 2000 COMM   | \$14.75/SQFT |             | 4416 SqFt | 14.75000     | 125 CORNER WESTERN & LAKE- CNTR OF TOWN | 81,420 |

\* denotes lines that do not contribute to the total acreage calculation.  
 48 Actual Front Feet, 0.10 Total Acres      Total Est. Land Value = 81,420

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wrought iron                               | 10.45 | 44   | 100    | 460        |
| D/W/P: Patio Blocks                                 | 13.34 | 460  | 75     | 4,602      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 5,062      |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1934

Costs are taken from the Restaurants cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 11      Perimeter: 200  
 Overall Building Height: 10

Base Rate for Upper Floors = 168.15

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 21.65      100%  
 Adjusted Square Foot Cost for Upper Floors = 189.80

Total Floor Area: 2,020      Base Cost New of Upper Floors = 383,396

Reproduction/Replacement Cost = 383,396  
 Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 283,713

| Unit in Place Items | Rate     | Quantity | Arch | %Good | Depr.Cost |
|---------------------|----------|----------|------|-------|-----------|
| /CI8/WALB/32TF/150  | 17407.00 | 1        | 1.00 | 100   | 17,407    |
| /CI8/WALB/-45TF/150 | 4866.75  | 1        | 1.00 | 100   | 4,867     |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 535,477  
 Replacement Cost/Floor Area= 200.83      Est. TCV/Floor Area= 265.09

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 32

Base Rate for Upper Floors = 65.23

Adjusted Square Foot Cost for Upper Floors = 65.23

Total Floor Area: 64      Base Cost New of Upper Floors = 4,175

Reproduction/Replacement Cost = 4,175  
 Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 2,756

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 2 = 4,822  
 Replacement Cost/Floor Area= 65.23      Est. TCV/Floor Area= 75.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 540,299

Parcel Number: 45-006-661-008-00

Page: 2

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2026 Est. T.C.V. 006-661-008-00 = 626,781  
 Est. TCV/Total Floor Area = 300.76, Most recent sale 06/02/2025 for 1,400,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 276,000       | 276,000 | 276,000 | 200,412      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 37,400         | 0    | 0         | 112,988        | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 313,400       | 313,400 | 313,400 | 205,823 | 313,400     | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-661-008-10   | 2026 Est. T.C.V.    | DIRT INVESTMENTS LLC THE |
| Property Class: 201 |                     | 6475 W WESTERN AVE       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L368 P209 L411 P241-246/95 L815 P385/04 L843 P185/05 L846 P138/05 L886 P636/05  
 LOT 8 & 9 EXC W 48.40 FT ALSO EXC W 62 FT OF S 40 FT OF LOT 8 BLOCK 1 VILLAGE OF  
 GLEN ARBOR SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|                                                                          |              | * Factors * |            | PART OF LOTS 8 & 9 |                         |                                 |
|--------------------------------------------------------------------------|--------------|-------------|------------|--------------------|-------------------------|---------------------------------|
| Description                                                              | Frontage     | Depth       | Front      | Depth              | Rate %Adj. Reason       | Value                           |
|                                                                          | 100.00       | 132.00      | 1.0000     | 0.0000             | 0 100*                  | 0                               |
|                                                                          | 17.00        | 132.00      | 1.0000     | 0.0000             | 0 100* SURPLUS & SEPTIC | 0                               |
| 2000 COMM                                                                | \$14.75/SQFT |             | 15464 SqFt | 14.75000           | 100 PRIME COMM CNR      | 228,091                         |
| * denotes lines that do not contribute to the total acreage calculation. |              |             |            |                    |                         |                                 |
| 117 Actual Front Feet, 0.35 Total Acres                                  |              |             |            |                    |                         | Total Est. Land Value = 228,091 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 5in Ren. Conc.                               | 7.22 | 3156 | 50     | 11,393     |
| D/W/P: Asphalt Paving                               | 2.72 | 2650 | 50     | 3,604      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 14,997     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1958

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 164  
 Overall Building Height: 14

Base Rate for Upper Floors = 70.69

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.59 100%

Adjusted Square Foot Cost for Upper Floors = 77.28

Total Floor Area: 1,600 Base Cost New of Upper Floors = 123,648

Reproduction/Replacement Cost = 123,648

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 91,500

| Unit in Place Items        | Rate      | Quantity | Arch | %Good | Depr.Cost |
|----------------------------|-----------|----------|------|-------|-----------|
| /CI3/PHO/PRERU/IND1000001L | 172380.00 | 1        | 1.00 | 50    | 86,190    |
| /CI3/PHO/PRERU/MDMGMP16A   | 263.67    | 9        | 1.00 | 50    | 1,187     |
| /CI3/PHO/PRERU/SOLMW1030A  | 521.73    | 56       | 1.00 | 50    | 14,608    |

| Local Cost Items | Rate   | Quantity/Area | %Good | Depr.Cost |
|------------------|--------|---------------|-------|-----------|
| SOLAR PANEL      | 600.00 | 1             | 95    | 570       |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 339,595

Replacement Cost/Floor Area= 205.12 Est. TCV/Floor Area= 212.25

Total Estimated True Cash Value of Commercial/Industrial Buildings = 339,595

2026 Est. T.C.V. 006-661-008-10 = 582,683

Est. TCV/Total Floor Area = 364.18, Most recent sale 06/02/2025 for 1,400,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 223,700       | 223,700    | 223,700 | 185,732      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 67,600     | 0       | 0            | 105,568        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 291,300       | 291,300    | 291,300 | 190,746      | 291,300        | 0       |



S 40 FT OF W 62 FT OF LOT 8 BLOCK 1 VILL OF GLEN ARBOR. SEC 22 T29N R14W.

\* Factors \* 62\*40

|      |      |              |      |      |          |     |        |
|------|------|--------------|------|------|----------|-----|--------|
| 2000 | COMM | \$14.75/SQFT | 2520 | SqFt | 14.75000 | 100 | 37,170 |
|------|------|--------------|------|------|----------|-----|--------|

\* denotes lines that do not contribute to the total acreage calculation.

40 Actual Front Feet, 0.06 Total Acres      Total Est. Land Value =      37,170

Est. TCV/Total Floor Area = 0.00

|      |          |      |        |        |             |         |
|------|----------|------|--------|--------|-------------|---------|
| 2026 | Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|      | 0        | 0    | 0      | 0      | 0           | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-661-010-00   | 2026 Est. T.C.V.    | WORSLEY TRUST        |
| Property Class: 201 |                     | 6453 W WESTERN AVE   |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L273 P54/87 PRT OF LOTS 10 & 11 BEG AT NW COR LOT 10 TH E 50 FT TH S 120 FT TH W 50 FT TH N 120 FT TO POB BLOCK 1 VILL OF GLEN ARBOR. SUBJECT TO LICENSE AGREEMENT REC IN L759 P885 SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front     | Depth    | Rate | %Adj. | Reason | Value  |
|-------------|--------------|--------|-----------|----------|------|-------|--------|--------|
|             | 50.00        | 120.00 | 1.0000    | 0.0000   | 0    | 100*  |        | 0      |
| 2000 COMM   | \$14.75/SQFT |        | 6011 SqFt | 14.75000 | 100  |       |        | 88,666 |

\* denotes lines that do not contribute to the total acreage calculation.  
 50 Actual Front Feet, 0.14 Total Acres      Total Est. Land Value = 88,666

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |      |            |
|-----------------------------------------------------|----------|------|--------|------------|------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |      |            |
| Description                                         | Rate     | Size | % Good | Cash Value |      |            |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |      |            |
| Commercial Local Cost Land Improvements             |          |      |        |            |      |            |
| Description                                         | Rate     | Size | % Good | Arch       | Mult | Cash Value |
| WATER WELL 4"-6"                                    | 0.00     | 1    | 0      | 100        |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00     | 1    | 0      | 100        |      | 0          |
| DRAIN FIELD                                         | 0.00     | 1    | 0      | 100        |      | 0          |
| WOOD DECKS                                          | 5.25     | 124  | 0      | 100        |      | 0          |
| CONCRETE 4CU                                        | 2.75     | 504  | 0      | 100        |      | 0          |
| Total Estimated Land Improvements True Cash Value = |          |      |        |            |      | 2,500      |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1955

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 8      Perimeter: 134  
 Overall Building Height: 8

Base Rate for Upper Floors = 94.15

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 24.04      100%  
 (10) Heating system: Package Heating & Cooling      Cost/SqFt: 24.04      100%  
                                  Combined Heating System adjustment: 48.08      100%  
 Adjusted Square Foot Cost for Upper Floors = 142.23

Total Floor Area: 896      Base Cost New of Upper Floors = 127,439

Reproduction/Replacement Cost = 127,439  
 Eff.Age:11      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0  
 Total Depreciated Cost = 96,854

| Unit in Place Items | Rate    | Quantity | Arch | %Good | Depr.Cost |
|---------------------|---------|----------|------|-------|-----------|
| ROOF OVER DECK      | 2.95    | 60       | 1.00 | 94    | 166       |
| FIREPLACE           | 1611.95 | 1        | 1.00 | 94    | 1,515     |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 172,436  
 Replacement Cost/Floor Area= 144.23      Est. TCV/Floor Area= 192.45

Total Estimated True Cash Value of Commercial/Industrial Buildings = 172,436

2026 Est. T.C.V. 006-661-010-00      = 263,602

Est. TCV/Total Floor Area = 294.20

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 116,000       | 116,000    | 116,000 | 84,755       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 15,800     | 0       | 0            | 2,288          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 131,800       | 131,800    | 131,800 | 87,043       | 87,043         | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-661-010-51   | 2026 Est. T.C.V.    | BLUE LINE ON GLEN LLC |
| Property Class: 201 |                     | 6445 W WESTERN AVE    |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L280 P101 L437 P523-524/97 LOT 7 BLK 1 EXC W 125 FT ALSO PRT LOTS 10 & 11 BLK 1  
 BEG 50 FT E OF NW COR LOT 10 TH E 30 FT TH S 120 FT TH W 30 FT TH N 120 FT TO  
 BEG ALSO E 85 FT LOT 10 & E 85 FT OF N 54 FT LOT 11 ALL LOT 12 ALSO S 12 FT LOT  
 11 VILLAGE OF GLEN ARBOR. SUBJECT TO LICENSE AGREEMENT REC IN L759 P885 SEC 22  
 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

| * Factors * |              | CORNER OF WEST & PINE |                                                         |
|-------------|--------------|-----------------------|---------------------------------------------------------|
| Description | Frontage     | Depth                 | Rate %Adj. Reason Value                                 |
|             | 115.00       | 198.00                | 1.0000 0.0000 0 100*                                    |
| 2000 COMM   | \$14.75/SQFT | 22782 SqFt            | 14.75000 100 CORNER MINOR INFL - DUAL ST ACCESS 336,033 |

\* denotes lines that do not contribute to the total acreage calculation.  
 115 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 336,033

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 5.82 | 480  | 50     | 1,397      |
| D/W/P: Asphalt Paving | 2.72 | 3470 | 50     | 4,719      |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 92     |      | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 92     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 92     |      | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 6,116      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955  
 Description of Occupancy: COFFE RETAIL & 6645 LAKE AFEE

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 346  
 Overall Building Height: 8

Base Rate for Upper Floors = 83.31

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.62 100%  
 Adjusted Square Foot Cost for Upper Floors = 102.93

Total Floor Area: 3,741 Base Cost New of Upper Floors = 385,061

Reproduction/Replacement Cost = 385,061  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 242,588

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 424,530  
 Replacement Cost/Floor Area= 102.93 Est. TCV/Floor Area= 113.48

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: COFFEE ROASTING WAREHOUSE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 144

Base Rate for Upper Floors = 47.39

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.06 100%  
 Adjusted Square Foot Cost for Upper Floors = 53.45

Total Floor Area: 1,280 Base Cost New of Upper Floors = 68,416

Reproduction/Replacement Cost = 68,416  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

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Total Depreciated Cost = 41,050

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 71,837  
 Replacement Cost/Floor Area= 53.45 Est. TCV/Floor Area= 56.12

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: WAREHOUSE GARAGE

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average  
 Stories: 1 Story Height: 16 Perimeter: 128

Base Rate for Upper Floors = 40.74

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.56 100%  
 Adjusted Square Foot Cost for Upper Floors = 45.30

Total Floor Area: 960 Base Cost New of Upper Floors = 43,489

Reproduction/Replacement Cost = 43,489  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 26,093

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 45,663  
 Replacement Cost/Floor Area= 45.30 Est. TCV/Floor Area= 47.57

Total Estimated True Cash Value of Commercial/Industrial Buildings = 542,030

2026 Est. T.C.V. 006-661-010-51 = 884,179

Est. TCV/Total Floor Area = 147.83, Most recent sale 01/13/2021 for 800,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 397,100                 | 397,100 | 397,100   | 373,625        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 45,000  | 0         | 10,087         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 442,100                 | 442,100 | 442,100   | 383,712        | 383,712     | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-662-001-00   | 2026 Est. T.C.V.    | TOBES EDWIN & BAKALAR HARRIET R |
| Property Class: 401 |                     | 6440 W STATE ST                 |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L249 P120 L442 P942-4/97 L558 P802/00 . E 1/2 OF LOTS 1 & 2 BLOCK 2 VILLAGE OF  
GLEN ARBOR. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                            |          |        |        |        | ADJ FIRESTATION |       |        |         |
|----------------------------------------|----------|--------|--------|--------|-----------------|-------|--------|---------|
| Description                            | Frontage | Depth  | Front  | Depth  | Rate            | %Adj. | Reason | Value   |
| C 100' @ 2000/                         | 82.50    | 132.00 | 1.0493 | 0.7422 | 2000            | 100   |        | 128,497 |
| 83 Actual Front Feet, 0.25 Total Acres |          |        |        |        |                 |       |        | 128,497 |
| Total Est. Land Value =                |          |        |        |        |                 |       |        | 128,497 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1997

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1180 SF Floor Area = 2358 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,012  |          |            |
| 1 Story   | Siding   | Crawl Space | 168    |          |            |
| 1 Story   | Siding   | Overhang    | 672    |          |            |
|           |          |             | Total: | 277,969  | 208,502    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 45 | 3,147 | 2,360 |
| WPP           | 70 | 2,729 | 2,047 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 672 | 27,189 | 20,392 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 334,571 250,952

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 552,094

|                                                                             |              |         |
|-----------------------------------------------------------------------------|--------------|---------|
| 2026 Est. T.C.V. 006-662-001-00                                             | =            | 685,591 |
| Est. TCV/Total Floor Area = 290.75, Most recent sale 10/19/2012 for 365,000 |              |         |
| 2025 Assessed                                                               | MBOR         | S.E.V.  |
| 296,500                                                                     | 296,500      | 296,500 |
|                                                                             | Base for Cap | IRM     |
|                                                                             | 216,393      | 2.70    |

Parcel Number: 45-006-662-001-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 46,300         | 0       | 0         | 5,842          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 342,800  | 342,800        | 342,800 | 222,235   | 222,235        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-662-001-10   | 2026 Est. T.C.V.    | DISHER JAMES D & EMILY E |
| Property Class: 401 |                     | 6456 W STATE ST          |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L431 P239/96 W 1/2 LOTS 1 & 2 BLOCK 2 PLAT OF GLEN ARBOR SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                            |          |        |        | ADJ FIRESTATION |                   |                                 |
|----------------------------------------|----------|--------|--------|-----------------|-------------------|---------------------------------|
| Description                            | Frontage | Depth  | Front  | Depth           | Rate %Adj. Reason | Value                           |
| C 100' @ 2000/                         | 82.50    | 132.00 | 1.0493 | 0.7422          | 2000 100          | 128,497                         |
| 83 Actual Front Feet, 0.25 Total Acres |          |        |        |                 |                   | Total Est. Land Value = 128,497 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1 100       | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |             | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 728 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 728  |          |            |
| Total:  |          |             |      | 191,255  | 153,019    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| Separate Shower    | 1 | 1,336 | 1,069 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 432 | 21,082 | 16,866 |
|----------------|-----|--------|--------|

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 35 | 1,459 | 1,167 |
|--------------|----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 29,341 | 23,473 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,112 |
| Door Opener         | 1   | 537    | 430    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 2 Story    | 1 | 3,170 | 2,536 |
| Direct-Vented Gas | 1 | 3,022 | 2,418 |

Totals: 267,976 214,399

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 471,678

2026 Est. T.C.V. 006-662-001-10 = 602,675

Est. TCV/Total Floor Area = 413.93, Most recent sale 06/20/2017 for 389,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 261,800       | 261,800 | 261,800 | 205,608      | 2.70 |

Parcel Number: 45-006-662-001-10

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 39,500         | 0       | 0         | 5,551          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 301,300  | 301,300        | 301,300 | 211,159   | 211,159        | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-662-003-00   | 2026 Est. T.C.V.    | MOSSNER KENNETH C ET AL |
| Property Class: 401 |                     | 6026 S OAK ST           |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L152 P145 L445 P78/97 LOT 3 & 16 & N 7 FT LOT 17 BLOCK 2 VILL OF GLEN ARBOR SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

| Description                                                              | Frontage   | Depth  | Front      | Depth   | Rate | %Adj. | Reason | Value                          |
|--------------------------------------------------------------------------|------------|--------|------------|---------|------|-------|--------|--------------------------------|
|                                                                          | 66.00      | 165.00 | 1.0000     | 0.0000  | 0    | 100*  |        | 0                              |
|                                                                          | 73.00      | 165.00 | 1.0000     | 0.0000  | 0    | 100*  |        | 0                              |
| 2000 COMM                                                                | \$3.75/PSF |        | 22956 SqFt | 3.75000 | 100  |       |        | 86,085                         |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |            |         |      |       |        |                                |
| 139 Actual Front Feet, 0.53 Total Acres                                  |            |        |            |         |      |       |        | Total Est. Land Value = 86,085 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 650 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 520    |          |            |
|            |          |            | Total: | 75,102   | 41,305     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 8,424 | 4,633 |
| Water Well, 100 Feet | 1 | 5,252 | 2,889 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

##### Fireplaces

|            |   |       |     |
|------------|---|-------|-----|
| Wood Stove | 1 | 1,780 | 979 |
|------------|---|-------|-----|

Totals: 93,204 51,261

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 112,774

2026 Est. T.C.V. 006-662-003-00 = 200,359

Est. TCV/Total Floor Area = 308.24

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 90,900                  | 90,900  | 90,900    | 70,133         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,300   | 0         | 1,893          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 100,200                 | 100,200 | 100,200   | 72,026         | 72,026      | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-662-004-00   | 2026 Est. T.C.V.    | GRAETZ GREGORY J & DEBRA K |
| Property Class: 401 |                     | 5989 S PINE ST             |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L251 P776 L409 P5/95 LOT 4 BLOCK 2 VILL OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                         | 66.00    | 165.00 | 1.1095 | 0.7848 | 2000       | 100   |              | 114,931 |
| 66 Actual Front Feet, 0.25 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 114,931 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1022 SF Floor Area = 1189 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories  | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|----------|----------|-------------|------|----------|------------|
| 1 Story  | Siding   | Crawl Space | 842  |          |            |
| 1+ Story | Siding   | Crawl Space | 180  |          |            |
| 1 Story  | Siding   | Overhang    | 167  |          |            |
|          |          | Total:      |      | 164,204  | 162,562    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
|--------------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 100 Feet | 1 | 5,847 | 5,789 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 182 | 8,126 | 8,045 |
| WCP (1 Story) | 45  | 3,147 | 3,116 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,138 |
|----------------|---|-------|-------|

Totals: 193,494 191,559

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 421,430

2026 Est. T.C.V. 006-662-004-00 = 536,361

Est. TCV/Total Floor Area = 451.10, Most recent sale 08/28/2020 for 75,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 232,000                 | 232,000 | 232,000   | 230,091        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 36,200  | 0         | 6,212          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 268,200                 | 268,200 | 268,200   | 236,303        | 236,303     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-662-005-00   | 2026 Est. T.C.V.    | MICHIGAN DEPT TRANSPORTATION |
| Property Class: 201 |                     | S PINE ST                    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L342 P72-76/93 LOTS 5 & 6 BLOCK 2 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|                                                                          |             | * Factors * |        | LOT 5 & 6 |                   |                                 |
|--------------------------------------------------------------------------|-------------|-------------|--------|-----------|-------------------|---------------------------------|
| Description                                                              | Frontage    | Depth       | Front  | Depth     | Rate %Adj. Reason | Value                           |
|                                                                          | 66.00       | 165.00      | 1.0000 | 0.0000    | 0 100*            | 0                               |
|                                                                          | 66.00       | 165.00      | 1.0000 | 0.0000    | 0 100*            | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT |             | 21780  | SqFt      | 7.75000 100       | 168,795                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |             |        |           |                   |                                 |
| 132 Actual Front Feet, 0.50 Total Acres                                  |             |             |        |           |                   | Total Est. Land Value = 168,795 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Ad-Hoc Unit-In-Place Items                          |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| /CI16/SUBDC/RESSI/STRI/STOM0EA                      | 4,650.00 | 1 100       | 4,650      |
| Total Estimated Land Improvements True Cash Value = |          |             | 4,650      |

|                                                                     |      |                |
|---------------------------------------------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-662-005-00                                     | =    | 0              |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 03/26/1991 for 0 |      |                |
| 2025 Assessed                                                       | MBOR | S.E.V.         |
| 0                                                                   | 0    | 0              |
|                                                                     |      | Base for Cap   |
|                                                                     |      | IRM            |
|                                                                     |      | 2.70           |
| 2026                                                                | New  | Eq. Adjustment |
|                                                                     |      | Loss           |
|                                                                     |      | Additions      |
|                                                                     |      | Tax Adjustment |
|                                                                     |      | Losses         |
| 2026 Assessed                                                       | MBOR | S.E.V.         |
| 0                                                                   | 0    | 0              |
|                                                                     |      | Capped         |
|                                                                     |      | ->Taxable<-    |
|                                                                     |      | PRE/MBT        |
|                                                                     |      | 0              |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-662-005-50   | 2026 Est. T.C.V.    | DEVARTI DAVID & RABINOWITZ ELLEN |
| Property Class: 401 |                     | 6399 W WESTERN AVE               |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

DC L783 P214 DC L783 P215 L783 P216/03 L886 P685/05 LOTS 8 & 9 EXC E 97 FT BLOCK  
2 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front     | Depth    | Rate                    | %Adj. | Reason                            | Value  |
|--------------------------------------------------------------------------|--------------|--------|-----------|----------|-------------------------|-------|-----------------------------------|--------|
|                                                                          | 97.00        | 132.00 | 1.0000    | 0.0000   | 0                       | 100*  |                                   | 0      |
| 2000 COMM                                                                | \$14.75/SQFT |        | 6403 SqFt | 14.75000 | 100                     |       | CORNER, MINOR & GRANDFATHERED USE | 94,449 |
| 2000 COMM                                                                | \$7.75/SQFT  |        | 6403 SqFt | 7.75000  | 100                     |       | RES USE                           | 49,626 |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |           |          |                         |       |                                   |        |
| 97 Actual Front Feet, 0.29 Total Acres                                   |              |        |           |          | Total Est. Land Value = |       | 144,075                           |        |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 5.88  | 12   | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 5.88  | 100  | 0      | 0          |
| Wood Frame                                          | 19.24 | 279  | 50     | 2,684      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,684      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 824 SF Floor Area = 1236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 824    |          |            |
|           |          |            | Total: | 143,416  | 86,050     |

#### Other Additions/Adjustments

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 2,515 |
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 224 | 14,757 | 8,854 |
| WGEP (1 Story) | 40  | 5,068  | 3,041 |
| CSEP (1 Story) | 70  | 3,194  | 1,916 |
| CPP            | 24  | 600    | 360   |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

Totals: 178,117 106,870

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 235,114

2026 Est. T.C.V. 006-662-005-50 = 381,873

Est. TCV/Total Floor Area = 308.96, Most recent sale 12/16/2003 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |
|-------------------------|---------|-----------|----------------|-------------|
| 168,500                 | 168,500 | 168,500   | 157,088        | 2.70        |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |
| 0                       | 22,400  | 0         | 4,241          | 0           |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- |
| 190,900                 | 190,900 | 190,900   | 161,329        | 161,329     |
|                         |         |           |                | PRE/MBT     |
|                         |         |           |                | 0           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-662-007-01   | 2026 Est. T.C.V.    | RABINOWITZ ELLEN     |
| Property Class: 202 |                     | S PINE ST            |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOTS 7 BLOCK 2 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.  
SPLIT ON 04/11/2023 FROM 006-662-007-00;

Split/Comb. on 04/11/2023 completed 04/11/2023 TIM      SEPARATE ASSESSMENT OF  
PLATTED LOT 7;  
Parent Parcel(s): 006-662-007-00;  
Child Parcel(s): 006-662-007-01, 006-662-012-00;  
-----

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage | Depth  | Front  | Depth  | Rate     | %Adj. | Reason | Value   |
|--------------------------------------------------------------------------|----------|--------|--------|--------|----------|-------|--------|---------|
|                                                                          | 66.00    | 165.00 | 1.0000 | 0.0000 | 0        | 100*  |        | 0       |
| 2000 COMM \$24/SQFT                                                      |          |        | 8250   | SqFt   | 24.00000 | 100   |        | 198,000 |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |        |        |          |       |        |         |
| 66 Actual Front Feet, 0.19 Total Acres      Total Est. Land Value =      |          |        |        |        |          |       |        | 198,000 |

2026 Est. T.C.V. 006-662-007-01 = 198,000

Est. TCV/Total Floor Area = 160.19

|               |                |        |              |                |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
| 99,000        | 99,000         | 99,000 | 54,542       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 0      | 0            | 1,472          | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 99,000        | 99,000         | 99,000 | 56,014       | 56,014         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-662-008-00   | 2026 Est. T.C.V.    | SUNSET MOON LLC      |
| Property Class: 201 |                     | 6391 W WESTERN AVE   |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L303 P874/89 L683 P558/02 ELY 97 FT ON M-22 BY 132 FT OF LOTS 8 & 9 BLOCK 2 VILL  
OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|             |              | * Factors * |            | LOTS 8 & 9 |                   |         |
|-------------|--------------|-------------|------------|------------|-------------------|---------|
| Description | Frontage     | Depth       | Front      | Depth      | Rate %Adj. Reason | Value   |
|             | 97.00        | 132.00      | 1.0000     | 0.0000     | 0 100*            | 0       |
| 2000 COMM   | \$14.75/SQFT |             | 12807 SqFt | 14.75000   | 100               | 188,898 |

\* denotes lines that do not contribute to the total acreage calculation.  
97 Actual Front Feet, 0.29 Total Acres      Total Est. Land Value = 188,898

Land Improvement Cost Estimates

| Description           | Rate  | Size % Good | Cash Value |
|-----------------------|-------|-------------|------------|
| D/W/P: Patio Blocks   | 13.34 | 100 0       | 0          |
| D/W/P: 4in Ren. Conc. | 6.73  | 1800 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 0

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Low Cost

Stories: 2      Story Height: 9      Perimeter: 186

Overall Building Height: 16

Base Rate for Upper Floors = 109.32

(10) Heating system: Zoned A.C. Warm & Cooled Air      Cost/SqFt: 51.04      100%

Adjusted Square Foot Cost for Upper Floors = 160.36

|                                                                                     |                                 |         |
|-------------------------------------------------------------------------------------|---------------------------------|---------|
| Total Floor Area: 2,758                                                             | Base Cost New of Upper Floors = | 442,272 |
|                                                                                     | Reproduction/Replacement Cost = | 442,272 |
| Eff.Age:12      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 | Total Depreciated Cost =        | 327,281 |

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost | # or Height | Stories |           |
|------------------|------|-------------|---------|-----------|
|                  | Col. | Rate        | SqFt    | Adj. Adj. |
|                  |      |             |         | Cost      |
| Total Cost New = |      |             |         | 0         |

Architectural Multiplier: 1.00

|                                                                                     |                                 |   |
|-------------------------------------------------------------------------------------|---------------------------------|---|
|                                                                                     | Reproduction/Replacement Cost = | 0 |
| Eff.Age:12      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 | Total Depreciated Cost =        | 0 |

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 572,742

Replacement Cost/Floor Area= 160.36      Est. TCV/Floor Area= 207.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 572,742

2026 Est. T.C.V. 006-662-008-00 = 766,640

Est. TCV/Total Floor Area = 277.97, Most recent sale 04/16/2021 for 585,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 329,800                 | 329,800 | 329,800   | 295,990        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 53,500  | 0         | 7,991          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 383,300                 | 383,300 | 383,300   | 303,981        | 303,981     | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-662-010-10   | 2026 Est. T.C.V.    | OWL & ACORN ADVISORS LLC |
| Property Class: 201 |                     | 6363 W WESTERN AVE #2    |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L378 P832 L395 P251 L504 P216 L512 P898 E 120 FT OF LOTS 10 & 11 BLK 2 VILLAGE  
OF GLEN ARBOR SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

| Description                                                              | Frontage     | Depth  | Front      | Depth    | Rate                    | %Adj. | Reason                       | Value   |
|--------------------------------------------------------------------------|--------------|--------|------------|----------|-------------------------|-------|------------------------------|---------|
|                                                                          | 100.00       | 132.00 | 1.0000     | 0.0000   | 0                       | 100*  |                              | 0       |
|                                                                          | 20.00        | 132.00 | 1.0000     | 0.0000   | 0                       | 100*  | CORNER - SIDE YARD           | 0       |
| 2000 COMM                                                                | \$14.75/SQFT |        | 15856 SqFt | 14.75000 | 100                     |       | CORNER INFLUENCE - SHARED DF | 233,874 |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |            |          |                         |       |                              |         |
| 120 Actual Front Feet, 0.36 Total Acres                                  |              |        |            |          | Total Est. Land Value = |       | 233,874                      |         |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |      |            |
|-----------------------------------------------------|-------|------|--------|------------|------|------------|
| D/W/P: Asphalt Paving                               | 2.72  | 1500 | 50     | 2,040      |      |            |
| D/W/P: Brick on Sand                                | 15.35 | 500  | 50     | 3,837      |      |            |
| Commercial Local Cost Land Improvements             |       |      |        |            |      |            |
| Description                                         | Rate  | Size | % Good | Arch       | Mult | Cash Value |
| WATER WELL 4"-6"                                    | 0.00  | 1    | 91     | 100        |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00  | 1    | 91     | 100        |      | 0          |
| Total Estimated Land Improvements True Cash Value = |       |      |        |            |      | 5,877      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1930  
Description of Occupancy: DUPLEX - FORMER SCHOOL BLDG

Costs are taken from the Rooming Houses cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 12 Perimeter: 190  
Overall Building Height: 12

Base Rate for Upper Floors = 130.18

Utility Basement Basement, Base Rate for Basement = 47.41

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.02 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 16.59

Adjusted Square Foot Cost for Upper Floors = 155.20

Adjusted Square Foot Cost for Basement = 64.00

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 2,052 | Base Cost New of Upper Floors = | 318,471 |
| Basement Area: 1,920    | Base Cost New of Basement =     | 122,880 |

|                                 |                                                                     |         |
|---------------------------------|---------------------------------------------------------------------|---------|
| Reproduction/Replacement Cost = |                                                                     | 441,351 |
| Eff.Age:24                      | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0 |         |
| Total Depreciated Cost =        |                                                                     | 273,638 |

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

|                                 |                                                                     |   |
|---------------------------------|---------------------------------------------------------------------|---|
| Reproduction/Replacement Cost = |                                                                     | 0 |
| Eff.Age:24                      | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0 |   |
| Total Depreciated Cost =        |                                                                     | 0 |

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (2201 COMMERCIAL)               | 1.750 => TCV of Bldg: 1 =   | 478,866 |
| Replacement Cost/Floor Area= 215.08 | Est. TCV/Floor Area= 233.37 |         |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 478,866

2026 Est. T.C.V. 006-662-010-10 = 718,617

Parcel Number: 45-006-662-010-10

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 Est. TCV/Total Floor Area = 350.20, Most recent sale 02/28/2023 for 775,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 321,000       | 321,000        | 321,000 | 321,000      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 38,300         | 0       | 0            | 8,667          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 359,300       | 359,300        | 359,300 | 329,667      | 329,667        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-662-010-50   | 2026 Est. T.C.V.    | OWL & ACORN ADVISORS LLC |
| Property Class: 201 |                     | 6365 W WESTERN AVE       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L209 P118 L255 P576 L395 P249 L504 P216 L512 P898 W 45 FT OF LOTS 10 & 11 BLOCK  
2 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason                                          | Value |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|-------------------------|-------|-------------------------------------------------|-------|
|                                                                          | 45.00        | 132.00 | 1.0000 | 0.0000 | 0                       | 100*  |                                                 | 0     |
| 2000 COMM                                                                | \$14.75/SQFT |        | 6332   | SqFt   | 14.75000                | 100   | 2020 DRAIN FIELD EVALUATION: SHARED WITH 010-10 |       |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |                         |       |                                                 |       |
| 45 Actual Front Feet, 0.14 Total Acres                                   |              |        |        |        | Total Est. Land Value = |       | 93,399                                          |       |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 1600 | 50     | 1,848      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 1,848      |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Shed - Office Structure cost schedules.

|                            |                              |                |
|----------------------------|------------------------------|----------------|
| <<<<<                      | Calculator Cost Computations | >>>>>          |
| Class: D                   | Quality: Average             |                |
| Stories: 1                 | Story Height: 10             | Perimeter: 181 |
| Overall Building Height: 8 |                              |                |

Base Rate for Upper Floors = 84.83

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.47 100%  
Adjusted Square Foot Cost for Upper Floors = 100.30

Total Floor Area: 1,672 Base Cost New of Upper Floors = 167,702

Reproduction/Replacement Cost = 167,702

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost = 90,559

| Unit in Place Items  | Rate | Quantity | Arch | %Good | Depr.Cost |
|----------------------|------|----------|------|-------|-----------|
| /CI4/R00C/COMSLT235A | 2.76 | 154      | 1.00 | 96    | 408       |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 159,192  
Replacement Cost/Floor Area= 100.55 Est. TCV/Floor Area= 95.21

Total Estimated True Cash Value of Commercial/Industrial Buildings = 159,192

2026 Est. T.C.V. 006-662-010-50 = 254,439

Est. TCV/Total Floor Area = 152.18, Most recent sale 02/28/2023 for 775,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 109,900       | 109,900        | 109,900 | 108,873      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,300         | 0       | 0            | 2,939          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 127,200       | 127,200        | 127,200 | 111,812      | 111,812        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-662-012-00   | 2026 Est. T.C.V.    | ERDMANN THOMAS E & JULIANN Q |
| Property Class: 402 |                     | S OAK ST                     |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

LOTS 12 & 13 BLOCK 2 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.  
SPLIT ON 04/11/2023 FROM 006-662-007-00;

Split/Comb. on 04/11/2023 completed 04/11/2023 TIM SEPARATE ASSESSMENT OF  
PLATTED LOT 7;  
Parent Parcel(s): 006-662-007-00;  
Child Parcel(s): 006-662-007-01, 006-662-012-00;  
-----

# Land Value Estimates for Land Table 4120.4120 RESI

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/         | 132.00   | 165.00      | 0.9329 | 0.7848 | 3400                    | 100   |        | 328,593 |
| 132 Actual Front Feet, | 0.50     | Total Acres |        |        | Total Est. Land Value = |       |        | 328,593 |

2026 Est. T.C.V. 006-662-012-00 = 328,593

Est. TCV/Total Floor Area = 196.53, Most recent sale 03/15/2023 for 355,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 169,100                 | 169,100 | 169,100   | 109,595        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,800  | 0         | 0              | 2,959       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 164,300                 | 164,300 | 164,300   | 112,554        | 112,554     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-662-015-00   | 2026 Est. T.C.V.    | OLD SCHOOL MANAGEMENT LLC |
| Property Class: 401 |                     | 6002 S OAK ST             |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L313 P478 L409 P6 L492 P180 L530 P702/99 LOTS 14 & 15 BLK 2 VILL OF GLEN ARBOR.  
SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 66.00    | 165.00 | 1.1095 | 0.7848 | 3400 | 100   | LOT 14                  | 195,382 |
| B 100' @ 3400/                          | 66.00    | 165.00 | 1.1095 | 0.7848 | 3400 | 100   | LOT 15                  | 195,382 |
| 132 Actual Front Feet, 0.50 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 390,765 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 26.74 | 96   | 20     | 513        |

#### Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 94     |      | 100  | 0          |
| SEPTIC TANK 2000 GAL                                | 0.00 | 1    | 94     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 94     |      | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 513        |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average

Total Floor Area: 1526 # of Units: 218

Overall Building Height: 16

Base Rate for Upper Floors = 133.04

|                                         |                  |            |
|-----------------------------------------|------------------|------------|
| (10) Heating system: Forced Air Furnace | Cost/SqFt: 11.59 | 50%        |
| (10) Heating system: Forced Air Furnace | Cost/SqFt: 11.59 | 50%        |
| Combined Heating System adjustment:     |                  | 11.59 100% |

Adjusted Square Foot Cost for Upper Floors = 144.63

Total Floor Area: 1,526 Base Cost New of Upper Floors = 220,705

Reproduction/Replacement Cost = 220,705

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 132,423

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
|                  | Col. | Rate | SqFt   | Adj.   | Adj. |

(39) Miscellaneous

Miscellaneous Built-in Construction:

|                               |      |         |   |       |       |       |
|-------------------------------|------|---------|---|-------|-------|-------|
| Appliance Allowance, Standard | 1 Up | 1874.60 | 2 | 1.000 | 1.000 | 3,749 |
|-------------------------------|------|---------|---|-------|-------|-------|

Total Cost of Lump-Sum Items = 3,749

Total Cost New = 3,749

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 3,749

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 2,250

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 202,009

Replacement Cost/Floor Area= 147.09 Est. TCV/Floor Area= 132.38

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Garages - Storage cost schedules.

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

Parcel Number: 45-006-662-015-00

Page: 2

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 53

Base Rate for Upper Floors = 92.02

Adjusted Square Foot Cost for Upper Floors = 92.02

Total Floor Area: 351      Base Cost New of Upper Floors =      32,299

Reproduction/Replacement Cost =      32,299

Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost =      15,181

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA)1.500 =&gt; TCV of Bldg: 2 =      22,771

Replacement Cost/Floor Area= 92.02      Est. TCV/Floor Area= 64.87

Total Estimated True Cash Value of Commercial/Industrial Buildings =      224,780

2026 Est. T.C.V. 006-662-015-00 =      616,058

Est. TCV/Total Floor Area = 328.21, Most recent sale 11/02/1998 for 190,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 308,100       | 308,100    | 308,100 | 142,922      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -100       | 0       | 0            | 3,858          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 308,000       | 308,000    | 308,000 | 146,780      | 146,780        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-662-017-00   | 2026 Est. T.C.V.    | 75 MILL ST LLC       |
| Property Class: 201 |                     | 6060 S OAK ST        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L249 P120 L520 P730 L543 P017/00 L701 P600/03 LOT 17 BLK 2 EXC N 7 FT THEREOF  
VILL OF GLEN ARBOR SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front  | Depth  | Rate    | %Adj. | Reason | Value  |
|--------------------------------------------------------------------------|-------------|--------|--------|--------|---------|-------|--------|--------|
|                                                                          | 59.00       | 165.00 | 1.0000 | 0.0000 | 0       | 100*  |        | 0      |
| 2000 COMM                                                                | \$7.75/SQFT |        | 9714   | SqFt   | 7.75000 | 100   |        | 75,283 |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |        |        |         |       |        |        |
| 59 Actual Front Feet, 0.22 Total Acres                                   |             |        |        |        |         |       |        |        |
| Total Est. Land Value =                                                  |             |        |        |        |         |       |        | 75,283 |

Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.28 | 140  | 97     | 853        |
| D/W/P: 3.5 Concrete                                 | 6.28 | 95   | 97     | 579        |
| D/W/P: 3.5 Concrete                                 | 6.28 | 88   | 97     | 536        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 1,968      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Description of Occupancy:

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Low Cost  
Stories: 1 Story Height: 14 Perimeter: 220

Base Rate for Upper Floors = 38.60

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.78 100%

Adjusted Square Foot Cost for Upper Floors = 63.38

Total Floor Area: 2,400 Base Cost New of Upper Floors = 152,112

Reproduction/Replacement Cost = 152,112

Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0

Total Depreciated Cost = 123,211

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 215,619

Replacement Cost/Floor Area= 63.38 Est. TCV/Floor Area= 89.84

Total Estimated True Cash Value of Commercial/Industrial Buildings = 215,619

2026 Est. T.C.V. 006-662-017-00 = 292,870

Est. TCV/Total Floor Area = 122.03, Most recent sale 09/09/2022 for 150,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 124,000       | 124,000        | 124,000 | 124,000      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 22,400         | 0       | 0            | 3,348          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,400       | 146,400        | 146,400 | 127,348      | 127,348        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-662-018-00   | 2026 Est. T.C.V.    | 75 MILL ST LLC       |
| Property Class: 201 |                     | 6064 S OAK ST        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L214 P716/80 L896 P32&36/06 L899 P550/06 LOT 18 BLOCK 2 VILL OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

| Description | Frontage    | Depth  | Front      | Depth  | Rate    | %Adj. | Reason | Value  |
|-------------|-------------|--------|------------|--------|---------|-------|--------|--------|
|             | 66.00       | 165.00 | 1.0000     | 0.0000 | 0       | 100*  |        | 0      |
| 2000 COMM   | \$7.75/SQFT |        | 10890 SqFt |        | 7.75000 | 100   |        | 84,398 |

\* denotes lines that do not contribute to the total acreage calculation.  
66 Actual Front Feet, 0.25 Total Acres      Total Est. Land Value = 84,398

Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.95 | 3200 | 50     | 4,720      |
| D/W/P: 3.5 Concrete                                 | 6.28 | 120  | 50     | 377        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,097      |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2007

Costs are taken from the Laundromats cost schedules.

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

Class: D,Pole      Quality: Average  
Stories: 1      Story Height: 14      Perimeter: 184

Base Rate for Upper Floors = 120.65

Mezzanine 1 Storage      Base Rate = 31.16

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 5.31      90%

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 22.23      10%

Combined Heating System adjustment: 7.00      100%

Adjusted Square Foot Cost for Upper Floors = 127.65

Total Floor Area: 2,080      Base Cost New of Upper Floors = 265,516

Mezzanine 1 Area: 764      Base Cost New of Mezzanine = 23,806

Reproduction/Replacement Cost = 289,322

Eff.Age:7      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0

Total Depreciated Cost = 234,351

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 410,114

Replacement Cost/Floor Area= 139.10      Est. TCV/Floor Area= 197.17

Total Estimated True Cash Value of Commercial/Industrial Buildings = 410,114

2026 Est. T.C.V. 006-662-018-00 = 499,609

Est. TCV/Total Floor Area = 240.20, Most recent sale 09/09/2022 for 250,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 209,400       | 209,400    | 209,400 | 209,400      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 40,400     | 0       | 0            | 5,653          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 249,800       | 249,800    | 249,800 | 215,053      | 215,053        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-663-001-00   | 2026 Est. T.C.V.    | RIVER CLUB LLC       |
| Property Class: 201 |                     | 6310 W STATE ST      |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L245 P696/84 LOT 1 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \* 66X165

| Description | Frontage     | Depth | Front       | Depth    | Rate | %Adj. | Reason                  | Value   |
|-------------|--------------|-------|-------------|----------|------|-------|-------------------------|---------|
| 2000 COMM   | \$14.75/SQFT |       | 10890 SqFt  | 14.75000 | 100  |       |                         | 160,628 |
|             |              | 0.25  | Total Acres |          |      |       | Total Est. Land Value = | 160,628 |

Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value                                                |
|---------------------|------|------|--------|-----------------------------------------------------------|
| D/W/P: Crushed Rock | 2.14 | 3760 | 50     | 4,023                                                     |
|                     |      |      |        | Total Estimated Land Improvements True Cash Value = 4,023 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980  
Description of Occupancy: ADJ TO OFFICE

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 10 Perimeter: 182  
Overall Building Height: 10

Base Rate for Upper Floors = 41.78

Adjusted Square Foot Cost for Upper Floors = 41.78

Total Floor Area: 1,845 Base Cost New of Upper Floors = 77,084

Reproduction/Replacement Cost = 77,084  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /70 /100/100/37.8  
Total Depreciated Cost = 29,138

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 50,991  
Replacement Cost/Floor Area= 41.78 Est. TCV/Floor Area= 27.64

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1980  
Description of Occupancy: AT OAK ST

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 8 Perimeter: 101  
Overall Building Height: 8

Base Rate for Upper Floors = 112.07

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.60 100%  
Adjusted Square Foot Cost for Upper Floors = 118.67

Total Floor Area: 622 Base Cost New of Upper Floors = 73,813

Reproduction/Replacement Cost = 73,813  
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0  
Total Depreciated Cost = 36,907

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 64,586  
Replacement Cost/Floor Area= 118.67 Est. TCV/Floor Area= 103.84

Total Estimated True Cash Value of Commercial/Industrial Buildings = 115,577

2026 Est. T.C.V. 006-663-001-00 = 280,228

Est. TCV/Total Floor Area = 113.59, Most recent sale 02/09/2023 for 1,990,000

|               |                    |         |              |                |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
| 125,600       | 125,600            | 125,600 | 123,307      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-663-001-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 14,500  | 0       | 0       | 3,329       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 140,100       | 140,100 | 140,100 | 126,636 | 126,636     | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-663-007-02   | 2026 Est. T.C.V.    | RIVER CLUB LLC       |
| Property Class: 201 |                     | 5963 S OAK ST        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2013 CD L1169P251 & 2012 WD L1131P885 LOTS 2,3,4, 5, 6, 7, 11, 12,13, 16, 17 & PART OF LOTS 14&15 VILLAGE PLAT OF GLEN ARBOR RECORDED IN LIBER 4 OF PLATS, PAGE 31. EXCEPT FOR PART OF LOTS 14&15 DESCRIBED ON 2013QC L1169P494 SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

FORMERLY 2012 L1131P885 LOTS 5, 6, 7, 11 AND 12, BLOCK 3, OF THE VILLAGE OF GLEN ARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 4 OF PLATS, PAGE 31. SPLIT/COMBINED ON 8/2/2012 FROM 006-663-007-00, 006-663-005-50, 006-663-005-00; SPLIT/COMBINED ON 07/08/2013 FROM 006-663-007-01, 006-663-013-00, 006-663-003-00;

Split/Comb. on 07/08/2013 completed 07/08/2013 TIM COMBINE 663-007-01, 003-00 & PRT OF 013-00;  
Parent Parcel(s): 006-663-007-01, 006-663-013-00, 006-663-003-00;  
Child Parcel(s): 006-663-007-02;  
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#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

363.19 FF IRR 2.78A

| Description | Frontage    | Depth  | Front       | Depth   | Rate | %Adj. | Reason                  | Value   |
|-------------|-------------|--------|-------------|---------|------|-------|-------------------------|---------|
| 2000 COMM   | \$7.75/SQFT | 121097 | SqFt        | 7.75000 | 100  |       | RIVERFRONT ACCCESS- WET | 938,500 |
|             |             | 2.78   | Total Acres |         |      |       | Total Est. Land Value = | 938,500 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size  | % Good | Cash Value |
|---------------------------|-------|-------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 200   | 97     | 6,695      |
| D/W/P: 4in Ren. Conc.     | 8.33  | 500   | 97     | 4,040      |
| D/W/P: Crushed Rock       | 2.31  | 16680 | 97     | 37,375     |

#### Ad-Hoc Unit-In-Place Items

| Description                                         | Rate   | Size | % Good | Cash Value |
|-----------------------------------------------------|--------|------|--------|------------|
| /CI16/YARI/BRI/1LOWC/PEDS                           | 346.50 | 288  | 100    | 99,792     |
| Total Estimated Land Improvements True Cash Value = |        |      |        | 147,902    |

#### Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2024

Description of Occupancy: RETAIL & KITCHEN & BATHROOMS

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 304  
Overall Building Height: 10

Base Rate for Upper Floors = 115.58

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.69 100%

Adjusted Square Foot Cost for Upper Floors = 137.27

Total Floor Area: 2,899 Base Cost New of Upper Floors = 397,945

2,899 Sq.Ft. of Sprinklers @ 6.67, Cost New = 19,336

|           |                                                                     |         |
|-----------|---------------------------------------------------------------------|---------|
|           | Reproduction/Replacement Cost =                                     | 417,281 |
| Eff.Age:1 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 |         |
|           | Total Depreciated Cost =                                            | 408,935 |

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
|                  | Col. | Rate | SqFt   | Adj.   | Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

|           |                                                                     |   |
|-----------|---------------------------------------------------------------------|---|
|           | Reproduction/Replacement Cost =                                     | 0 |
| Eff.Age:1 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 |   |
|           | Total Depreciated Cost =                                            | 0 |

| Unit in Place Items | Rate    | Quantity | Arch | %Good | Depr.Cost |
|---------------------|---------|----------|------|-------|-----------|
| /CI8/WALB/5? TF/200 | 2600.75 | 1        | 1.00 | 100   | 2,601     |
| /CI8/WALB/5? TF/50  | 1792.20 | 1        | 1.00 | 100   | 1,792     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 723,325  
 Replacement Cost/Floor Area= 145.45 Est. TCV/Floor Area= 249.51

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2024  
 Description of Occupancy: F&B DINING "AMATURE SHOP"

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 280  
 Overall Building Height: 14

Base Rate for Upper Floors = 151.50

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.42 100%  
 Adjusted Square Foot Cost for Upper Floors = 179.92

Total Floor Area: 1,718 Base Cost New of Upper Floors = 309,103

Reproduction/Replacement Cost = 309,103  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 302,921

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost | # or Height | Storys | Cost |
|------------------|------|-------------|--------|------|
| Col.             | Rate | SqFt        | Adj.   | Adj. |
| Total Cost New = |      |             |        | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 0

| Unit in Place Items  | Rate  | Quantity | Arch | %Good | Depr.Cost |
|----------------------|-------|----------|------|-------|-----------|
| /CI4/ROOC/ALUSCOTPBA | 12.10 | 889      | 1.00 | 100   | 10,757    |
| /CI1/SLAOG/REI/6A    | 6.90  | 889      | 1.00 | 100   | 6,134     |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 559,671  
 Replacement Cost/Floor Area= 189.75 Est. TCV/Floor Area= 325.77

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2014  
 Description of Occupancy: BEVERAGE SERVICE

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 9 Perimeter: 60

Base Rate for Upper Floors = 163.94

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.34 100%  
 Adjusted Square Foot Cost for Upper Floors = 170.28

Total Floor Area: 214 Base Cost New of Upper Floors = 36,440

Reproduction/Replacement Cost = 36,440  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 35,711

<<<<< Segregated Cost Computations >>>>>

Parcel Number: 45-006-663-007-02

Page: 3

## Costs taken from Segregated Cost Section 3: Stores &amp; Commercial

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 0

| Unit in Place Items   | Rate  | Quantity | Arch | %Good | Depr.Cost |
|-----------------------|-------|----------|------|-------|-----------|
| /CI4/R00C/ALUSCC0TPBA | 12.10 | 728      | 1.00 | 100   | 8,809     |
| /CI1/SLA0G/REI/4A     | 5.59  | 728      | 1.00 | 100   | 4,070     |

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 3 = 85,033

Replacement Cost/Floor Area= 230.46 Est. TCV/Floor Area= 397.35

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2024

Description of Occupancy: PUTTING SURFACES

&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;

## Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

Total Depreciated Cost = 0

| Unit in Place Items | Rate     | Quantity | Arch | %Good | Depr.Cost |
|---------------------|----------|----------|------|-------|-----------|
| /CI17/MINGC/AVECA   | 20986.25 | 18       | 1.00 | 100   | 377,753   |

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 4 = 661,068

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,029,097

2026 Est. T.C.V. 006-663-007-02 = 3,115,499

Est. TCV/Total Floor Area = 644.90, Most recent sale 02/09/2023 for 1,990,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,330,500     | 1,330,500  | 1,330,500 | 1,330,500    | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 227,200    | 0         | 0            | 35,923         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,557,700     | 1,557,700  | 1,557,700 | 1,366,423    | 1,366,423      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-663-008-00   | 2026 Est. T.C.V.    | JMB MANAGEMENT TRUST |
| Property Class: 201 |                     | 5955 S OAK ST        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L214 P160 L322 P218 L322 P985 L486 P904 W 1/2 LOTS 8 & 9 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|             |              | * Factors * |        | CNR WESTERN & OAK |                                        |         |
|-------------|--------------|-------------|--------|-------------------|----------------------------------------|---------|
| Description | Frontage     | Depth       | Front  | Depth             | Rate %Adj. Reason                      | Value   |
|             | 82.50        | 132.00      | 1.0000 | 0.0000            | 0 100* CORNER                          | 0       |
| 2000 COMM   | \$14.75/SQFT |             | 10890  | SqFt              | 14.75000 110 CORNER LOCATION INFLUENCE | 176,690 |

\* denotes lines that do not contribute to the total acreage calculation.

83 Actual Front Feet, 0.25 Total Acres      Total Est. Land Value =      176,690

Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75 | 3290 | 50     | 4,524      |
| D/W/P: 4in Concrete                                 | 6.17 | 214  | 50     | 660        |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,184      |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1965

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 10      Perimeter: 255  
 Overall Building Height: 10

Base Rate for Upper Floors = 171.80

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 35.07      100%  
 Adjusted Square Foot Cost for Upper Floors = 206.87

Total Floor Area: 1,450      Base Cost New of Upper Floors =      299,962

Reproduction/Replacement Cost =      299,962  
 Eff.Age:18      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost =      197,975

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 =      346,456  
 Replacement Cost/Floor Area= 206.87      Est. TCV/Floor Area= 238.94

Total Estimated True Cash Value of Commercial/Industrial Buildings =      346,456

2026 Est. T.C.V. 006-663-008-00      =      528,330

Est. TCV/Total Floor Area = 364.37, Most recent sale 10/20/2025 for 575,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 241,500                 | 241,500 | 241,500   | 221,310        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 22,700  | 0         | 42,890         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 264,200                 | 264,200 | 264,200   | 227,285        | 264,200     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-663-008-05   | 2026 Est. T.C.V.    | HIGH WATER HOLDINGS LLC |
| Property Class: 202 |                     | S OAK ST                |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L279 P352 DC L392 P363 L674 P473/02 E 1/2 LOTS 8 & 9 BLOCK 3 VILLAGE OF GLEN  
ARBOR SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value |
|-------------|----------|--------|--------|--------|------|-------|--------|-------|
|             | 82.50    | 132.00 | 1.0000 | 0.0000 | 0    | 100*  |        | 0     |

|           |              |       |      |          |     |  |  |         |
|-----------|--------------|-------|------|----------|-----|--|--|---------|
| 2000 COMM | \$14.75/SQFT | 10824 | SqFt | 14.75000 | 100 |  |  | 159,654 |
|-----------|--------------|-------|------|----------|-----|--|--|---------|

\* denotes lines that do not contribute to the total acreage calculation.

|                       |                  |                         |         |
|-----------------------|------------------|-------------------------|---------|
| 83 Actual Front Feet, | 0.25 Total Acres | Total Est. Land Value = | 159,654 |
|-----------------------|------------------|-------------------------|---------|

Land Improvement Cost Estimates

| Description                       | Rate | Size              | % Good | Cash Value |
|-----------------------------------|------|-------------------|--------|------------|
| D/W/P: Crushed Rock               | 2.31 | 4000              | 50     | 4,620      |
| Total Estimated Land Improvements |      | True Cash Value = |        | 4,620      |

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-663-008-05 | = | 164,274 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 113.29, Most recent sale 07/01/2021 for 535,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 80,800                  | 80,800 | 80,800    | 71,654         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 1,300  | 0         | 1,934          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 82,100                  | 82,100 | 82,100    | 73,588         | 73,588      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-663-010-00   | 2026 Est. T.C.V.    | HIGH WATER HOLDINGS LLC |
| Property Class: 201 |                     | 6281 W WESTERN AVE      |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L233 P503 L315 P548 L380 P685-687/94 LOT 10 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage | Depth | Front     | Depth    | Rate | %Adj. | Reason                   | Value                           |
|--------------------------------------------------------------------------|----------|-------|-----------|----------|------|-------|--------------------------|---------------------------------|
|                                                                          | 163.00   | 65.00 | 1.0000    | 0.0000   | 0    | 100*  | RIVER/PRGRSN             | 0                               |
| 2000 COMM \$28/SQFT                                                      |          |       | 7971 SqFt | 28.00000 | 100  |       | RIVERFRONT SITE - ACCESS | 223,201                         |
| 2000 COMM \$0/SQFT ROW                                                   |          |       | 2614 SqFt | 0.00000  | 100  |       | ESTIMATED AREA IN RIVER  | 0                               |
| * denotes lines that do not contribute to the total acreage calculation. |          |       |           |          |      |       |                          |                                 |
| 163 Actual Front Feet, 0.24 Total Acres                                  |          |       |           |          |      |       |                          | Total Est. Land Value = 223,201 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 1400 | 97     | 3,137      |
| D/W/P: 4in Ren. Conc.                               | 8.33 | 263  | 97     | 2,125      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 5,262      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014

Costs are taken from the Restaurants - Fast Food cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 9 Perimeter: 154

Base Rate for Upper Floors = 190.24

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.87 100%  
Adjusted Square Foot Cost for Upper Floors = 213.11

Total Floor Area: 1,206 Base Cost New of Upper Floors = 257,010

1,206 Sq.Ft. of Sprinklers @ 6.89, Cost New = 8,309

Reproduction/Replacement Cost = 265,319  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
Total Depreciated Cost = 254,706

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 445,736  
Replacement Cost/Floor Area= 220.00 Est. TCV/Floor Area= 369.60

Total Estimated True Cash Value of Commercial/Industrial Buildings = 445,736

2026 Est. T.C.V. 006-663-010-00 = 674,199  
Est. TCV/Total Floor Area = 559.04, Most recent sale 07/01/2021 for 535,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 297,300                 | 297,300 | 297,300   | 292,663        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 39,800  | 0         | 0              | 7,901       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 337,100                 | 337,100 | 337,100   | 300,564        | 300,564     | 0       |  |

45-006-663-014-00  
Property Class: 401  
Map #: 35

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DOWD MICHAEL KEVIN TRUST  
6180 W CRYSTAL BEND DR  
GLEN ARBOR, MI 49636

L1169P494 That part of Block 3 of the recorded Plat of Glen Arbor, Section 22, Township 29 North, Range 14 West, described as: Commencing at the Southeast corner of said Block 3; thence North 00°02'14" West along the East line of said block, 208.08 feet to the Point of Beginning; thence South 83°21'34" West, 77.20 feet; thence North 32°14'16" West 120.55 feet; thence North 15°59'34" East, 26.31 feet; thence North 51°01'34" East, 116.82 feet; thence South 88°54'52" East, 42.80 feet to the East line of said Block 3; thence South 00°02'14" East along said line, 190.99 feet to the Point of Beginning

#### FORMERLY

2011 DESCR REVISED (PRT SPLIT TO -663-013-00 PER SHERIFFS DEED): AS DESC AT L811P460/04 EXCEPT BEG AT NE COR LOT 13 TH S 00 DEG 02'14" E ALG E LN BLK 3 66.65 FT TH N 89 DEG 08'06" W 68.66 FT TH S 62 DEG 29'06" W 58.66 FT TH S 20 DEG 07'39" W 25.14 FT TH N 32 DEG 14'16" W 21.71 FT TH N 15 DEG 59'34" E 26.31 FT TH N 51 DEG 01'34" E 116.82 FT TH S 88 DEG 54'52" E 42.80 FT TO POB VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.

L811 P460/04 2004 SPLIT FROM 006-663-003-00 PRT LOTS 14 & 15 BLOCK 3 COM AT NE COR LOT 13 BLOCK 3 TH S 00 DEG 02'14" E ALG E LN BLOCK 3 66.65 FT TO POB TH CONT S 00 DEG 02'14" E ALG SD E LN 124.35 FT TH S 83 DEG 21'34" W 77.20 FT TH N 32 DEG 14'16" W 98.84 FT TH N 20 DEG 07'39" E 25.14 FT TH N 62 DEG 29'06" E 58.66 FT TH S 89 DEG 08'06" E 68.66 FT TO POB TOGETHER WITH EASEMENT BLOCK 3 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.

2011 COMBINED FROM 663-005-50 & 663-014-00

2009.11.11 - POSTED INFORMATION ABOUT SPLIT FROM 006-663-014-00 TO LAND DIVISION FIELDS FOR BETTER DATABASE REFERENCE INFORMATION - TIM

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 127.32   | 108.01      | 0.9414 | 0.7059 | 7000       | 100   |              | 592,264 |
| 127 Actual Front Feet, | 0.32     | Total Acres |        |        | Total Est. |       | Land Value = | 592,264 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard  
Ground Area = 1296 SF Floor Area = 1296 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,296  |          |            |
|         |          |            | Total: | 223,257  | 145,107    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1296 | 46,475 | 30,209 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,808  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

#### Water/Sewer

Parcel Number: 45-006-663-014-00

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|                                                            |     |         |         |
|------------------------------------------------------------|-----|---------|---------|
| 1000 Gal Septic                                            | 1   | 4,782   | 3,108   |
| Water Well, 100 Feet                                       | 1   | 5,847   | 3,801   |
| Porches                                                    |     |         |         |
| WPP                                                        | 688 | 12,391  | 8,054   |
| Deck                                                       |     |         |         |
| Treated Wood                                               | 240 | 4,591   | 2,984   |
| Garages                                                    |     |         |         |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |
| Base Cost                                                  | 576 | 21,905  | 14,238  |
| Common Wall: 1/2 Wall                                      | 1   | -1,087  | -707    |
| Door Opener                                                | 1   | 537     | 349     |
| Built-Ins                                                  |     |         |         |
| Appliance Allow.                                           | 1   | 2,767   | 1,799   |
| Fireplaces                                                 |     |         |         |
| Interior 2 Story                                           | 1   | 6,649   | 4,322   |
| 2nd on Same Stack                                          | 1   | 4,365   | 2,837   |
| Totals:                                                    |     | 344,334 | 223,807 |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 492,375

|                                                                             |             |           |                |             |         |  |
|-----------------------------------------------------------------------------|-------------|-----------|----------------|-------------|---------|--|
| 2026 Est. T.C.V. 006-663-014-00                                             | = 1,086,139 |           |                |             |         |  |
| Est. TCV/Total Floor Area = 838.07, Most recent sale 08/31/2015 for 410,000 |             |           |                |             |         |  |
| 2025 Assessed                                                               | MBOR        | S.E.V.    | Base for Cap   | IRM         |         |  |
| 416,800                                                                     | 416,800     | 416,800   | 195,944        | 2.70        |         |  |
| 2026 New Eq. Adjustment                                                     | Loss        | Additions | Tax Adjustment | Losses      |         |  |
| 0                                                                           | 126,300     | 0         | 5,290          | 0           |         |  |
| 2026 Assessed                                                               | MBOR        | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 543,100                                                                     | 543,100     | 543,100   | 201,234        | 201,234     | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-663-018-00   | 2026 Est. T.C.V.    | RIVER CLUB LLC       |
| Property Class: 201 |                     | 6300 W STATE ST      |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L175 P77/74 L254 P680/85 LOT 18 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

66X165

| Description | Frontage     | Depth            | Front      | Depth    | Rate | %Adj. | Reason                  | Value   |
|-------------|--------------|------------------|------------|----------|------|-------|-------------------------|---------|
| 2000 COMM   | \$14.75/SQFT |                  | 10890 SqFt | 14.75000 | 100  |       |                         | 160,628 |
|             |              | 0.25 Total Acres |            |          |      |       | Total Est. Land Value = | 160,628 |

Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: Crushed Rock               | 2.14 | 2920 | 50                | 3,124      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 3,124      |

2026 Est. T.C.V. 006-663-018-00 = 163,752

Est. TCV/Total Floor Area = 126.35, Most recent sale 02/09/2023 for 1,990,000

|               |                |        |              |                |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
| 80,500        | 80,500         | 80,500 | 68,973       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 1,400          | 0      | 0            | 1,862          | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 81,900        | 81,900         | 81,900 | 70,835       | 70,835         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-670-001-00   | 2026 Est. T.C.V.    | LOUNIS CLAUDIA TRUST      |
| Property Class: 401 |                     | 3947 W CHENEY WOODS TRL   |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664-9523 |

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

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \* ON POINTE AREA

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 3700/                         | 94.06    | 492.75 | 1.0061 | 1.0149 | 3700 | 100   |                         | 355,377 |
| 94 Actual Front Feet, 1.06 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 355,377 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 956 SF Floor Area = 956 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 956    |          |            |
|         |          |            | Total: | 227,738  | 182,190    |

#### Other Additions/Adjustments

|                      |     |        |        |
|----------------------|-----|--------|--------|
| Basement Living Area | 956 | 55,668 | 44,534 |
|----------------------|-----|--------|--------|

|              |    |       |     |
|--------------|----|-------|-----|
| Exterior     |    |       |     |
| Stone Veneer | 20 | 1,017 | 814 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 2 Fixture Bath     | 2 | 13,700 | 10,960 |

|                      |   |        |        |
|----------------------|---|--------|--------|
| Water/Sewer          |   |        |        |
| 1000 Gal Septic      | 1 | 6,011  | 4,809  |
| Water Well, 200 Feet | 1 | 13,136 | 10,509 |

|         |     |       |       |
|---------|-----|-------|-------|
| Porches |     |       |       |
| WPP     | 242 | 7,575 | 6,060 |
| WPP     | 120 | 4,962 | 3,970 |

#### Garages

|                                                          |     |        |        |
|----------------------------------------------------------|-----|--------|--------|
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                | 509 | 40,552 | 32,442 |
| Door Opener                                              | 1   | 752    | 602    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 7,818 |
|------------------|---|-------|-------|

#### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 390,991 | 312,795 |
|---------|---------|---------|

#### Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 688,149

Parcel Number: 45-006-670-001-00

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2026 Est. T.C.V. 006-670-001-00 = 1,048,526  
 Est. TCV/Total Floor Area = 1096.78, Most recent sale 06/17/2016 for 550,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 442,800       | 442,800        | 442,800 | 313,431      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 6,100         | 75,400         | 0       | 6,100        | 8,462          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 524,300       | 524,300        | 524,300 | 327,993      | 327,993        | 327,993 |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-670-002-00   | 2026 Est. T.C.V.    | COLLIER MICHAEL F & MARION T |
| Property Class: 401 |                     | 3949 W CHENEY WOODS TRL      |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664-9523    |

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

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

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/        | 85.74    | 476.55      | 1.0155 | 1.0115 | 3700       | 100   |              | 325,866 |
| 86 Actual Front Feet, | 0.94     | Total Acres |        |        | Total Est. |       | Land Value = | 325,866 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 26.62 | 200  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 7.73  | 134  | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 2217 SF Floor Area = 3402 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,390 |          |            |
| 2 Story    | Block    | Slab        | 827   |          |            |
| 0.5 Story  | Siding   | Overhang    | 21    |          |            |
|            |          | Total:      |       | 512,879  | 333,371    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 5,541  | 3,602 |
| Water Well, 200 Feet | 1 | 12,175 | 7,914 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 32 | 3,019 | 1,962 |
| WPP           | 21 | 1,251 | 813   |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 36 | 1,965 | 1,277 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 611 | 38,902 | 25,286 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |
| Door Opener         | 1   | 672    | 437    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 1 | 8,495  | 5,522 |
| Exterior 2 Story | 1 | 10,342 | 6,722 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 723 | 9,956 | 6,471 |
|--------------|-----|-------|-------|

Totals: 614,961 399,722

Parcel Number: 45-006-670-002-00

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## Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 =&gt; TCV: 879,388

2026 Est. T.C.V. 006-670-002-00 = 1,212,754

Est. TCV/Total Floor Area = 356.48, Most recent sale 10/27/2006 for 692,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 494,300       | 494,300        | 494,300 | 218,250      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 112,100        | 0       | 0            | 5,892          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 606,400       | 606,400        | 606,400 | 224,142      | 224,142        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-670-003-00   | 2026 Est. T.C.V.    | LANGNAS ALAN & DOHMANN DANIELLE |
| Property Class: 402 |                     | W CHENEY WOODS TRL              |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664-9523       |

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

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| E 100' @ 3700/         | 111.33   | 638.16      | 0.9893 | 1.0415 | 3700       | 100   |              | 424,431 |
| 111 Actual Front Feet, | 1.63     | Total Acres |        |        | Total Est. |       | Land Value = | 424,431 |

2026 Est. T.C.V. 006-670-003-00 = 424,431

Est. TCV/Total Floor Area = 124.76, Most recent sale 04/23/2021 for 290,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 172,100                 | 172,100 | 172,100   | 153,830        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 40,100  | 0         | 4,153          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 212,200                 | 212,200 | 212,200   | 157,983        | 157,983     | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-670-005-00   | 2026 Est. T.C.V.    | RENTENBACH FAMILY REVOCABLE TRUST |
| Property Class: 401 |                     | 3961 W CHENEY WOODS TRL           |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

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

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

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason                   | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------------------|---------|
| E 100' @ 3700/         | 100.00   | 354.15      | 0.9139 | 0.9819 | 3700       | 100   |                          | 332,038 |
| A 100' @ 600/FF        | 146.00   | 354.15      | 0.7297 | 0.9700 | 600        | 50    | SURPLUS: ZONING 100' MIN | 31,005  |
|                        |          |             | 87120  | SqFt   | 0.00000    | 100   |                          | 0       |
| 246 Actual Front Feet, | 4.00     | Total Acres |        |        | Total Est. |       | Land Value =             | 363,043 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = 1506 SF Floor Area = 1986 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 960  |          |            |
| 1 Story   | Siding   | Basement   | 546  |          |            |
|           |          | Total:     |      | 263,320  | 157,967    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 30  | 2,413 | 1,448 |
| WPP           | 504 | 9,127 | 5,476 |
| WPP           | 31  | 1,727 | 1,036 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 2,364 |
| Door Opener            | 2 | 1,075 | 645   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 4,815 |
|------------------|---|-------|-------|

Totals: 312,097 187,233

#### Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 411,913

Parcel Number: 45-006-670-005-00

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 Est. TCV/Total Floor Area = 392.73, Most recent sale 02/07/1997 for 283,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 322,800       | 322,800        | 322,800 | 157,693      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 67,200         | 0       | 0            | 4,257          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 390,000       | 390,000        | 390,000 | 161,950      | 161,950        | 161,950 |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-670-005-10   | 2026 Est. T.C.V.    | EICHSTADT JOHN LARUE II & JUDY |
| Property Class: 401 |                     | 3967 W CHENEY WOODS TRL        |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/                          | 100.00   | 350.00 | 1.0000 | 0.9471 | 1100       | 100   |              | 104,181 |
| 100 Actual Front Feet, 0.80 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 104,181 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 864 SF Floor Area = 1296 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 864    |          |            |
|           |          |            | Total: | 171,211  | 94,153     |

#### Other Additions/Adjustments

|                                         |     |         |         |
|-----------------------------------------|-----|---------|---------|
| Recreation Room                         | 864 | 16,710  | 8,355   |
| Basement, Outside Entrance, Below Grade | 1   | 2,781   | 1,530   |
| Plumbing                                |     |         |         |
| Average Fixture(s)                      | 1   | 1,451   | 798     |
| Water/Sewer                             |     |         |         |
| 1000 Gal Septic                         | 1   | 4,782   | 2,630   |
| Water Well, 100 Feet                    | 1   | 5,847   | 3,216   |
| Porches                                 |     |         |         |
| WPP                                     | 304 | 5,542   | 3,048   |
| Built-Ins                               |     |         |         |
| Appliance Allow.                        | 1   | 2,767   | 1,522   |
| Fireplaces                              |     |         |         |
| Interior 1 Story                        | 1   | 5,338   | 2,936   |
| Totals:                                 |     | 216,429 | 118,188 |

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 260,014

|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-670-005-10    | =            | 365,695               |
| Est. TCV/Total Floor Area = 282.17 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 175,100 175,100 175,100            | 92,141       | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 7,700 0                          | 0            | 2,487 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 182,800 182,800 182,800            | 94,628       | 94,628 94,628         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-670-005-20   | 2026 Est. T.C.V.    | EICHSTADT JAMES NEIL |
| Property Class: 401 |                     | W CHENEY WOODS TRL   |
| Map #: 3            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 103.00   | 262.21      | 0.9926 | 0.8811 | 1100       | 100   |              | 99,097 |
| 103 Actual Front Feet, | 0.62     | Total Acres |        |        | Total Est. |       | Land Value = | 99,097 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 906 | 30,315 | 16,673 |
| Door Opener | 1   | 477    | 262    |

Totals: 30,792 16,935

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 37,257

2026 Est. T.C.V. 006-670-005-20 = 136,354

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 80,700        | 80,700         | 80,700 | 33,885       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -12,500        | 0      | 0            | 914            | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 68,200        | 68,200         | 68,200 | 34,799       | 34,799         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-670-006-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | MILLER HILL RD       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 600/FF                         | 369.08   | 378.03 | 0.6332 | 0.9860 | 600        | 100   |              | 138,244 |
| 369 Actual Front Feet, 3.20 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 138,244 |

|      |                           |                |        |              |                |         |
|------|---------------------------|----------------|--------|--------------|----------------|---------|
| 2026 | Est. T.C.V.               | 006-670-006-00 |        |              | =              | 0       |
|      | Est. TCV/Total Floor Area | =              | 0.00   |              |                |         |
| 2025 | Assessed                  | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|      | 0                         | 0              | 0      | 0            | 2.70           |         |
| 2026 | New                       | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |
| 2026 | Assessed                  | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-681-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 201 |                     | S DUNE HWY        |
| Map #:              | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

|                                           |          |        |        |                         |      |       |        |            |
|-------------------------------------------|----------|--------|--------|-------------------------|------|-------|--------|------------|
| Description                               | Frontage | Depth  | Front  | Depth                   | Rate | %Adj. | Reason | Value      |
| LK MI "A" 210001600.00                    | 1225.13  | 0.4949 | 1.2640 | 21000                   | 100  |       |        | 21,018,992 |
| 1600 Actual Front Feet, 45.00 Total Acres |          |        |        | Total Est. Land Value = |      |       |        | 21,018,992 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1866

Costs are taken from the Motels - Guest Rooms cost schedules.

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

Class: D Quality: Low Cost

Total Floor Area: 4504 # of Units: 8

Base Rate for Upper Floors = 80.33

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.69 100%

Adjusted Square Foot Cost for Upper Floors = 88.02

Total Floor Area: 4,504 Base Cost New of Upper Floors = 396,442

Reproduction/Replacement Cost = 396,442

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0

Total Depreciated Cost = 396,442

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 693,774

Replacement Cost/Floor Area= 88.02 Est. TCV/Floor Area= 154.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 693,774

2026 Est. T.C.V. 006-681-001-00 = 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-695-001-00   | 2026 Est. T.C.V.    | HOAGLAND JOHN T & SHIRLEY T |
| Property Class: 401 |                     | 6168 S TAMARACK LN          |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 250.00 | 0.9759 | 0.7731 | 21000 | 100   |        | 1,584,341 |
| GROUP A 21000                                                   | 40.00    | 350.00 | 0.9759 | 0.8409 | 21000 | 100   |        | 689,351   |
| 140 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,273,693 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68      | 1600 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 95     | 9,500      |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 9,500      |

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls BC Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2167 SF Floor Area = 3074 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,634 |          |            |
| 2 Story | Siding   | Slab        | 533   |          |            |
| 1 Story | Siding   | Overhang    | 302   |          |            |
| 1 Story | Siding   | Overhang    | 72    |          |            |
| Total:  |          |             |       | 447,943  | 335,955    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 1000 Gal Septic      | 1 | 5,541  | 4,156 |
| 2000 Gal Septic      | 1 | 10,880 | 8,160 |
| Water Well, 100 Feet | 1 | 6,514  | 4,885 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 408 | 8,764 | 6,573 |
| CPP | 96  | 2,624 | 1,968 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 302 | 20,433 | 15,325 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 1   | 672    | 504    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

Parcel Number: 45-006-695-001-00

Page: 2

Totals: 526,130 394,595

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,065,407

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = 576 SF Floor Area = 1694 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 576    |          |            |
| 1 Story | Siding   | Overhang   | 1118   |          |            |
|         |          |            | Total: | 212,890  | 159,667    |

## Other Additions/Adjustments

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 864 | 49,887 | 37,415 |
| Door Opener | 3   | 2,015  | 1,511  |

Totals: 264,792 198,593

Notes: 1ST FLOOR STUDIO, 2NDFLOOR OFFICE &amp; MEETING ROOM

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 536,201

2026 Est. T.C.V. 006-695-001-00 = 3,884,801

Est. TCV/Total Floor Area = 814.77, Most recent sale 08/28/1992 for 1

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,863,300               | 1,863,300 | 1,863,300 | 591,950        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 79,100    | 0         | 15,982         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,942,400               | 1,942,400 | 1,942,400 | 607,932        | 607,932     | 607,932 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-695-002-00   | 2026 Est. T.C.V.    | SIETSEMA BENJAMIN & JENNA |
| Property Class: 401 |                     | 6170 S TAMARACK LN        |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                           | 100.00   | 255.00 | 1.0000 | 0.7769 | 21000 | 100   |                         | 1,631,473 |
| 100 Actual Front Feet, 0.58 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,631,473 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 7.73     | 100  | 0      | 0          |
| Wood Frame                                          | 36.50    | 120  | 50     | 2,190      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,690      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1961

(11) Heating System: Forced Heat & Cool  
Ground Area = 2069 SF Floor Area = 2069 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,069  |          |            |
|         |          |             | Total: | 348,705  | 278,964    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 120 | 3,182 | 2,546 |
|-----|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,822 |
|------------------|---|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 714 | 9,832 | 7,866 |
|--------------|-----|-------|-------|

Totals: 399,630 319,705

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 863,204

2026 Est. T.C.V. 006-695-002-00 = 2,499,367

Est. TCV/Total Floor Area = 1208.01, Most recent sale 06/01/2022 for 2,400,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 1,192,400               | 1,192,400 | 1,192,400 | 1,106,721    | 2.70           |         |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 57,300    | 0         | 0            | 29,881         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,249,700               | 1,249,700 | 1,249,700 | 1,136,602    | 1,136,602      | 0       |  |





|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-695-003-00   | 2026 Est. T.C.V.    | MILLER NATHALENE M TRUST |
| Property Class: 401 |                     | 6178 S TAMARACK LN       |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 265.00 | 1.0000 | 0.7844 | 21000 | 100   |        | 1,647,238 |
| 100 Actual Front Feet, 0.61 Total Acres |          |        |        |        |       |       |        | 1,647,238 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 1817 SF Floor Area = 2513 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,150 |          |            |
| 1 Story   | Siding   | Crawl Space | 667   |          |            |
| 1 Story   | Siding   | Overhang    | 121   |          |            |
| Total:    |          |             |       | 378,663  | 246,133    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 2 Fixture Bath     | 2 | 8,999 | 5,849 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 96 | 3,728 | 2,423 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 696 | 9,772 | 6,352 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 28,014 | 18,209 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |
| Door Opener         | 1   | 672    | 437    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 5,543 |
|------------------|---|-------|-------|

Totals: 453,479 294,762

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 795,857

2026 Est. T.C.V. 006-695-003-00 = 2,444,595

Est. TCV/Total Floor Area = 972.78, Most recent sale 09/21/2001 for 0

|               |           |           |              |      |
|---------------|-----------|-----------|--------------|------|
| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
| 1,168,000     | 1,168,000 | 1,168,000 | 430,451      | 2.70 |

Parcel Number: 45-006-695-003-00

Page: 2

|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 54,300         | 0         | 0         | 11,622         | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,222,300 | 1,222,300      | 1,222,300 | 442,073   | 442,073        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-695-004-00   | 2026 Est. T.C.V.    | MILLER MARGARET NAIL TRUST |
| Property Class: 401 |                     | 6188 S TAMARACK LN         |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

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

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

HOLDING TANKS

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 286.00 | 1.0000 | 0.7995 | 21000 | 100   |        | 1,678,944 |
| 100 Actual Front Feet, 0.66 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,678,944 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015

(11) Heating System: No Heating/Cooling

Ground Area = 2297 SF Floor Area = 2297 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,297 |          |            |
| Total:  |          |             |       | 367,261  | 345,225    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,008 |
| 3 Fixture Bath     | 1 | 6,716 | 6,313 |
| 2 Fixture Bath     | 1 | 4,500 | 4,230 |
| Separate Shower    | 1 | 2,720 | 2,557 |

#### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 10,880 | 10,227 |
| Water Well, 50 Feet | 1 | 3,418  | 3,213  |

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| CPP | 27  | 936    | 880    |
| WPP | 687 | 15,938 | 14,982 |
| CPP | 20  | 633    | 595    |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 32 | 1,460 | 1,372 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 648 | 34,273 | 32,217 |
|-----------|-----|--------|--------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,737 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 6,502 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 461,765 434,059

Notes: HOLDING TANKS

ECF (4080 BIG GLEN) 2.700 => TCV: 1,171,960

2026 Est. T.C.V. 006-695-004-00 = 2,850,904

Est. TCV/Total Floor Area = 1241.14

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,360,200               | 1,360,200 | 1,360,200 | 763,980      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 65,300    | 0         | 0            | 20,627         | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,425,500               | 1,425,500 | 1,425,500 | 784,607      | 784,607        | 784,607 |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-695-005-00   | 2026 Est. T.C.V.    | TEFFT CARVEL FORREST & ANN R |
| Property Class: 401 |                     | 6198 S TAMARACK LN           |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

LOTS 5 & 5A GLEN SHORES SUBDIVISION SEC 25 T29N R14W L212P178 SUBJECT TO EASEMENT GRATED CONSUMERS POWER CO BY INSTRUMENT DATED 10/18/56 & RECORDED IN LIBER 113P520; SUBJECT TO EASEMENTS CREATED AND DEFINED BY QUIT CLAIM DEEDS DATED 10/1/56 & RECORDED IN LIBER 133PGS. 6 & 8, INCLUDING A PERPETUAL EASEMENT FOR INGRESS & EGRESS TO THE SHORE OF GLEN LAKE IN FAVOR OF WILLIAM T CUSHING & FLORENCE C CUSHING, HIS WIFE, THEIR HEIRS, SUCCESSORS & ASSIGNS & CLINTON E SEARS & HARRIET H SEARS HIS WIFE, THEIR HEIRS, SUCCESSORS & ASSIGNS FOR THE ENJOYMENT OF REPARIAN RIGHTS TO GLEN LAKE BEING OVER A CERTAIN STRIP OF LAND THIRTY-FIVE (35) FT WIDE ADJACENT TO & EASTERLY OF THE BOUNDARY LINE BETWEEN LOTS 4 & 5 OF GLEN SHORES SUBDIVISION, & RUNNING FROM AN EXISTING 33FT PRIVATE RD TO THE WATER'S EDGE OF GLEN LAKE IN SAID LOT 5 OF THE SUBJECT PROPERTY...

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

| * Factors *                             |          |        |        |        |       | EASEMENT L212P178                 |                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-----------------------------------|-----------------------------|
| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj.                             | Reason                      |
| GROUP A 21000                           | 65.00    | 335.00 | 1.0000 | 0.8317 | 21000 | 100                               | EASEMENT TO LK 1,135,323    |
| GROUP A 21000                           | 35.00    | 335.00 | 1.0000 | 0.8317 | 21000 | 100                               | SUBJECT TO EASEMENT 611,328 |
| 100 Actual Front Feet, 0.77 Total Acres |          |        |        |        |       | Total Est. Land Value = 1,746,650 |                             |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 342  | 50     | 8,191      |
| D/W/P: 3.5 Concrete                                 | 6.71     | 427  | 50     | 1,432      |
| D/W/P: Crushed Rock                                 | 2.31     | 500  | 50     | 577        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| BOAT HOIST                                          | 2,000.00 | 1    | 95     | 1,900      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 12,100     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1832 SF Floor Area = 1832 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,832  |          |            |
|         |          |             | Total: | 265,874  | 172,819    |

#### Other Additions/Adjustments

| Exterior     |    |       |     |
|--------------|----|-------|-----|
| Stone Veneer | 40 | 1,492 | 970 |

| Plumbing           |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

| Water/Sewer         |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 6,177 |
| Water Well, 50 Feet | 1 | 3,410 | 2,216 |

| Porches        |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 155 | 11,168 | 7,259 |

#### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 303 | 14,253 | 9,264  |
| Common Wall: 1 Wall                                        | 1   | -2,182 | -1,418 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Parcel Number: 45-006-695-005-00

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## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

## Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| w/Roof (Roof portion) | 135 | 2,396 | 1,557 |
|-----------------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 323,093 | 210,011 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 567,030

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|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-695-005-00 | = | 2,325,780 |
|---------------------------------|---|-----------|

|                                      |                                         |
|--------------------------------------|-----------------------------------------|
| Est. TCV/Total Floor Area = 1269.53, | Most recent sale 10/31/1979 for 112,500 |
|--------------------------------------|-----------------------------------------|

|               |           |                |              |             |                |
|---------------|-----------|----------------|--------------|-------------|----------------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |
| 1,108,100     | 1,108,100 | 1,108,100      | 263,511      | 2.70        |                |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment |
|               | 0         | 54,800         | 0            | 0           | 7,114          |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |
| 1,162,900     | 1,162,900 | 1,162,900      | 270,625      | 270,625     | 0              |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-695-005-50   | 2026 Est. T.C.V.    | HAYS MATT F & LAURA M |
| Property Class: 401 |                     | 6238 S TAMARACK LN    |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664  |

TRACT A GLEN SHORES SUBD MORE FULLY DESCRIBED AS: PT GOVT LOT 5 SEC 25 COM NE  
 COR SD SEC TH S 03 DEG 46' E 1752 FT TH N 89 DEG 56' W 660 FT TO POB TH S 03 DEG  
 36'49" E 36.60 FT TH S 62 DEG 10'30" W 187.01 FT TO SHR OF GLEN LAKE TH ALG SD  
 SHR N 45 DEG 31'50" W 100 FT TH N 42 DEG 50' E 327.49 FT TH S 03 DEG 36'49" E ON  
 186.76 FT TO PLUS PT LOTS 7 & 7A OF SD PLOT LYING SELY OF COURSE N 42 DEG 50' E  
 327.49 FT POB INCLUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF GLEN LAKE  
 WITH FULL REPARIAN RIGHTS SEC 25 T29N R14W 0.59 A M/L

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| GROUP A 21000          | 100.00   | 257.00      | 1.0000 | 0.7784 | 21000      | 100   |              | 1,634,662 |
| 100 Actual Front Feet, | 0.59     | Total Acres |        |        | Total Est. |       | Land Value = | 1,634,662 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 55.62 | 376  | 0      | 0          |
| D/W/P: Crushed Rock | 2.67  | 1500 | 50     | 2,002      |
| D/W/P: 4in Concrete | 9.05  | 145  | 50     | 656        |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| BOAT HOIST                                          | 2,000.00 | 1    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,658      |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1995

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 676 | 24,579 | 15,976 |
| Door Opener | 1   | 537    | 349    |

Totals: 25,116 16,325

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 44,078

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 2714 SF Floor Area = 4147 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,714 |          |            |
| 1 Story   | Siding   | Overhang    | 76    |          |            |
| Total:    |          |             |       | 702,361  | 695,338    |

Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,224  |
| 3 Fixture Bath     | 4 | 41,101 | 40,690 |

#### Water/Sewer

|                 |   |        |        |
|-----------------|---|--------|--------|
| 2000 Gal Septic | 1 | 11,719 | 11,602 |
|-----------------|---|--------|--------|

Parcel Number: 45-006-695-005-50

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|                      |     |         |         |            |
|----------------------|-----|---------|---------|------------|
| Water Well, 200 Feet | 1   | 13,136  | 13,005  |            |
| Porches              |     |         |         |            |
| CSEP (1 Story)       | 452 | 27,391  | 27,117  |            |
| CCP (1 Story)        | 273 | 10,696  | 10,589  |            |
| CCP (1 Story)        | 51  | 2,309   | 2,286   |            |
| CCP (1 Story)        | 65  | 2,896   | 2,867   |            |
| Built-Ins            |     |         |         |            |
| Appliance Allow.     | 1   | 6,850   | 6,781   |            |
| Fireplaces           |     |         |         |            |
| Interior 2 Story     | 1   | 9,604   | 9,508   |            |
| 2nd on Same Stack    | 1   | 6,044   | 5,984   |            |
| Exterior 2 Story     | 2   | 23,573  | 23,337  |            |
| Local Cost Items     |     |         |         |            |
| GENERATOR            | 1   | 1       | 1       | *100% Good |
| Totals:              |     | 860,938 | 852,329 |            |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,301,288

|                                                                               |                |           |              |                |           |
|-------------------------------------------------------------------------------|----------------|-----------|--------------|----------------|-----------|
| 2026 Est. T.C.V. 006-695-005-50                                               |                |           |              | =              | 3,982,686 |
| Est. TCV/Total Floor Area = 960.38, Most recent sale 07/31/2020 for 1,125,000 |                |           |              |                |           |
| 2025 Assessed                                                                 | MBOR           | S.E.V.    | Base for Cap | IRM            |           |
| 1,534,000                                                                     | 1,534,000      | 1,534,000 | 1,262,154    | 2.70           |           |
| 2026 New                                                                      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |
| 385,000                                                                       | 72,300         | 0         | 385,000      | 34,078         | 0         |
| 2026 Assessed                                                                 | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 1,991,300                                                                     | 1,991,300      | 1,991,300 | 1,681,232    | 1,681,232      | 0         |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-695-006-00   | 2026 Est. T.C.V.    | DEERHAKE BARBARA M TRUST |
| Property Class: 401 |                     | 6210 S TAMARACK LN       |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

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

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 480.00 | 1.0000 | 0.9100 | 21000 | 100   |        | 1,910,975 |
| 100 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,910,975 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 55.62    | 342  | 50     | 9,511      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| BOAT HOIST                                          | 2,000.00 | 2    | 100    | 4,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 21,011     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2293 SF Floor Area = 4038 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,153 |          |            |
| 1 Story    | Siding   | Slab        | 140   |          |            |
| 1 Story    | Siding   | Overhang    | 65    |          |            |
| 1 Story    | Siding   | Overhang    | 65    |          |            |
| Total:     |          |             |       | 582,984  | 501,379    |

## Other Additions/Adjustments

## Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 250 | 12,708 | 10,929 |
|--------------|-----|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,801  |
| 3 Fixture Bath     | 2 | 20,550 | 17,673 |
| 2 Fixture Bath     | 1 | 6,850  | 5,891  |
| Separate Shower    | 1 | 3,123  | 2,686  |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,169 |
| Water Well, 100 Feet | 1 | 6,941 | 5,969 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CSEP (1 Story) | 208 | 13,626 | 11,718 |
| CCP (1 Story)  | 195 | 7,954  | 6,840  |
| CCP (1 Story)  | 122 | 5,178  | 4,453  |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 786 | 47,003 | 40,423 |
| Storage Over Garage   | 589 | 12,540 | 10,784 |
| Common Wall: 1/2 Wall | 1   | -1,792 | -1,541 |
| Door Opener           | 2   | 1,504  | 1,293  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,891 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,259 |
|------------------|---|-------|-------|

## Local Cost Items

Parcel Number: 45-006-695-006-00

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|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 744,892 | 640,618 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,729,669

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-695-006-00 | = | 3,661,655 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 906.80

2025 Assessed MBOR S.E.V.

1,745,300 1,745,300 1,745,300

Base for Cap

IRM

517,180

2.70

2026 New Eq. Adjustment Loss

0 85,500 0

Additions

Tax Adjustment

Losses

0

13,963

0

2026 Assessed MBOR S.E.V.

1,830,800 1,830,800 1,830,800

Capped

-&gt;Taxable&lt;-

PRE/MBT

531,143

531,143

0

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-695-007-00   | 2026 Est. T.C.V.    | GARDNER AUDRIE ANA TRUST |
| Property Class: 401 |                     | 6224 S TAMARACK LN       |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

PT LOTS 7 & 7A GLEN SHORES SUB MORE FULLY DESCRIBED AS: BEG NE COR SD LOT 7A TH S 03 DEG 36'49" W 208.37 FT TH S 42 DEG 50' W 303.31 FT TH W TO SHR OF GLEN LAKE TH ALG SD SHR N 47 DEG 10' W 73.81 FT TH NELY TO POB PLUS SM TRIANGULAR PARCLE AT SE COR SD PLAT MORE FULLY DESCRIBED: COM NE COR SD SEC TH S 03 DEG 46' E 1358.12 FT TH W 659.88 FT TH S 03 DEG 36'49" E 208.37 FT TH S 42 DEG 50' W 303.31 FT TO POB TH S 42 DEG 50' W 24.18 FT TO SD SHR TH ALG SD SHR N 47 DEG 10' W 26.19 FT TH S 89 DEG 53' E 35.64 FT TO POB INCLUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF GLEN LAKE WITH FULL REPARIAN RIGHTS SEC 25 T29N R14W 0.85 A M/L

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                  | 97.75    | 450.08 | 1.0000 | 0.8955 | 21000 | 100   |        | 1,838,166 |
| 98 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,838,166 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31 | 1792 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| BOAT HOIST                                          | 2,000.00 | 1    | 100    | 2,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 2059 SF Floor Area = 4171 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,059 |          |            |
| 1 Story    | Siding   | Overhang    | 568   |          |            |
| Total:     |          |             |       | 589,965  | 584,065    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,486 |
| Water Well, 100 Feet | 1 | 6,514 | 6,449 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -3,033 |
| Base Cost           | 1241 | 56,974 | 56,404 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 1 Story | 1 | 8,528  | 8,443  |
| Exterior 2 Story | 1 | 10,342 | 10,239 |

##### Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Composite             | 294 | 6,056 | 5,995 |
| w/Roof (Roof portion) | 239 | 5,301 | 5,248 |
| w/Roof (Roof portion) | 172 | 3,992 | 3,952 |

|         |         |         |
|---------|---------|---------|
| Totals: | 716,408 | 709,245 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,914,962  
 40% Completed => Est. True Cash Value 2026 = 765,985

2026 Est. T.C.V. 006-695-007-00 = 2,606,151

Est. TCV/Total Floor Area = 624.83, Most recent sale 01/10/2022 for 2,085,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 879,600       | 879,600        | 879,600   | 783,123      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 380,400       | 43,100         | 0         | 380,400      | 21,144         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,303,100     | 1,303,100      | 1,303,100 | 1,184,667    | 1,184,667      | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-697-001-00   | 2026 Est. T.C.V.    | BLASIVS EDWIN V & SANDRA J |
| Property Class: 401 |                     | 6493 S DUNNS FARM RD       |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

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

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

\* Factors \*

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

Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good            | Cash Value |
|-----------------------------------|------|------|-------------------|------------|
| D/W/P: Crushed Rock               | 2.53 | 2300 | 50                | 2,909      |
| Total Estimated Land Improvements |      |      | True Cash Value = | 2,909      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1257 SF Floor Area = 1886 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,257  |          |            |
|           |          |            | Total: | 317,701  | 308,170    |

Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 893 | 24,415 | 23,683 |
|-----------------|-----|--------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,575 | 2,498 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,072 |
| 3 Fixture Bath     | 1 | 6,716 | 6,515 |
| 2 Fixture Bath     | 1 | 4,500 | 4,365 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,375 |
| Water Well, 100 Feet | 1 | 6,514 | 6,319 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 112 | 7,200 | 6,984 |
| WCP (1 Story) | 152 | 9,208 | 8,932 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 741 | 37,591 | 36,463 |
| Storage Over Garage | 288 | 5,086  | 4,933  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,972 |
| Door Opener         | 1   | 672    | 652    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,857 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,267 |
|-------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 435,166 | 422,113 |
|---------|---------|---------|

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 928,649

2026 Est. T.C.V. 006-697-001-00 = 985,171

Est. TCV/Total Floor Area = 522.36, Most recent sale 01/05/2023 for 720,408

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 413,600       | 413,600 | 413,600 | 371,366      | 2.70 |

Parcel Number: 45-006-697-001-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 79,000         | 0       | 0         | 10,026         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 492,600  | 492,600        | 492,600 | 381,392   | 381,392        | 381,392 |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-697-002-00   | 2026 Est. T.C.V.    | SADROVITZ CRAIG S & FORD JENNIFER E |
| Property Class: 401 |                     | 6495 S DUNNS FARM RD                |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664                |

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

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

\* Factors \*

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

Land Improvement Cost Estimates

| Description                       | Rate | Size         | % Good | Cash Value |
|-----------------------------------|------|--------------|--------|------------|
| D/W/P: Asphalt Paving             | 3.16 | 2500         | 50     | 3,950      |
| Total Estimated Land Improvements | True | Cash Value = |        | 3,950      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2247 SF Floor Area = 2247 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,247  |          |            |
|         |          |            | Total: | 370,113  | 355,328    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1600 | 30,944 | 29,706 |
|-----------------|------|--------|--------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,393 |
| 3 Fixture Bath     | 2 | 9,133 | 8,768 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,591 |
| Water Well, 100 Feet | 1 | 5,847 | 5,613 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 106 | 5,380 | 5,165 |
| WCP (1 Story) | 159 | 7,382 | 7,087 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 533 | 27,807 | 26,695 |
| Common Wall: 1.5 Wall | 1   | -3,960 | -3,802 |
| Door Opener           | 1   | 537    | 516    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,656 |
|------------------|---|-------|-------|

Totals: 462,183 443,716

Notes:

ECF (4031 RURAL) 2.200 =&gt; TCV: 976,175

2026 Est. T.C.V. 006-697-002-00 = 1,033,580

Est. TCV/Total Floor Area = 459.98, Most recent sale 08/12/2022 for 697,338

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 400,800                 | 400,800 | 400,800   | 351,937        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 32,800                  | 83,200  | 0         | 32,800         | 9,502       | 0       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 516,800                 | 516,800 | 516,800   | 394,239        | 394,239     | 394,239 |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-697-003-00   | 2026 Est. T.C.V.    | UNGER SUSAN J TRUSTEE OF QPRT 50% |
| Property Class: 402 |                     | S DUNNS FARM RD                   |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

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

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Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

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

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2026 Est. T.C.V. 006-697-003-00 = 53,080

Est. TCV/Total Floor Area = 23.62, Most recent sale 03/07/2008 for 81,500

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 26,500                  | 26,500 | 26,500 | 16,427       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 443            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 26,500                  | 26,500 | 26,500 | 16,870       | 16,870         | 0       |  |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-697-004-00   | 2026 Est. T.C.V.    | UNGER TIMOTHY J TRUSTEE QPRT 50% |
| Property Class: 402 |                     | S DUNNS FARM RD                  |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664             |

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

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

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| A 100' @ 600/FF                        | 50.00    | 245.00 | 1.2746 | 0.8847 | 600  | 50    | NONCONFORMING           | 16,913 |
| 50 Actual Front Feet, 0.28 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 16,913 |

2026 Est. T.C.V. 006-697-004-00 = 16,913

Est. TCV/Total Floor Area = 7.53, Most recent sale 10/07/2005 for 55,000

|                         |       |           |                |             |         |  |
|-------------------------|-------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR  | S.E.V.    | Base for Cap   | IRM         |         |  |
| 7,900                   | 7,900 | 7,900     | 3,645          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss  | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 600   | 0         | 98             | 0           |         |  |
| 2026 Assessed           | MBOR  | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 8,500                   | 8,500 | 8,500     | 3,743          | 3,743       | 0       |  |

45-006-697-004-10  
 Property Class: 402  
 Map #: 49

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

ROSE JAMES G & KATHRYN O  
 S DUNNS FARM RD  
 MAPLE CITY, MI 49664

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

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
 \* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                       | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|------------------------------|--------|
| A 100' @ 600/FF                        | 50.00    | 245.00 | 1.2746 | 0.8847 | 600  | 50    | NON CONFORMING NOT BUILDABLE | 16,913 |
| 50 Actual Front Feet, 0.28 Total Acres |          |        |        |        |      |       | Total Est. Land Value =      | 16,913 |

2026 Est. T.C.V. 006-697-004-10 = 16,913

Est. TCV/Total Floor Area = 7.53, Most recent sale 04/21/2000 for 0

| 2025 Assessed | MBOR  | S.E.V. | Base for Cap | IRM  |
|---------------|-------|--------|--------------|------|
| 7,900         | 7,900 | 7,900  | 3,645        | 2.70 |

| 2026 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|----------|----------------|------|-----------|----------------|--------|
| 0        | 600            | 0    | 0         | 98             | 0      |

| 2026 Assessed | MBOR  | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|---------------|-------|--------|--------|-------------|---------|
| 8,500         | 8,500 | 8,500  | 3,743  | 3,743       | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-697-005-00   | 2026 Est. T.C.V.    | ROSE JAMES G & KATHRYN O |
| Property Class: 402 |                     | S DUNNS FARM RD          |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

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

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

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

2026 Est. T.C.V. 006-697-005-00 = 53,455

Est. TCV/Total Floor Area = 23.79, Most recent sale 04/21/2000 for 65,000

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 26,700                  | 26,700 | 26,700 | 16,427       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 443            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 26,700                  | 26,700 | 26,700 | 16,870       | 16,870         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-697-006-00   | 2026 Est. T.C.V.    | ROSE JIM & KATIE     |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 49           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

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

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG  
\* Factors \*

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

2026 Est. T.C.V. 006-697-006-00 = 54,635

Est. TCV/Total Floor Area = 24.31

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 27,300                  | 27,300 | 27,300    | 16,427         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 443            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 27,300                  | 27,300 | 27,300    | 16,870         | 16,870      | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-700-001-00   | 2026 Est. T.C.V.    | IM GLAD WE DIDNT GO TO HAWAII LLC |
| Property Class: 401 |                     | 6997 S GLEN LAKE RD               |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636-9711         |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                          | 110.00   | 150.00 | 1.0000 | 0.6804 | 21000 | 100   |                         | 1,571,666 |
| 90 Actual Front Feet, 0.41 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,571,666 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 39.66 | 90   | 0      | 0          |
| Dock: Light posts         | 53.05 | 810  | 50     | 21,485     |
| D/W/P: 3.5 Concrete       | 7.73  | 30   | 0      | 0          |
| D/W/P: 3.5 Concrete       | 7.73  | 90   | 0      | 0          |
| D/W/P: Flagstone/Sand     | 26.62 | 200  | 0      | 0          |
| Wood Frame                | 34.70 | 153  | 50     | 2,654      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 44,139     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1977

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1597 SF Floor Area = 2140 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,597 |          |            |
| 1 Story    | Siding   | Overhang    | 144   |          |            |
| Total:     |          |             |       | 337,853  | 253,388    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 114 | 7,309  | 5,482  |
| WPP           | 605 | 14,066 | 10,549 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 276 | 5,332 | 3,999 |
| Treated Wood | 120 | 3,070 | 2,302 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 52 | 2,839 | 2,129 |
|--------------|----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 672 | 41,651 | 31,238 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 2   | 1,343  | 1,007  |

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 334 | 21,830 | 16,372 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,396 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 472,356 | 354,263 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 956,510

2026 Est. T.C.V. 006-700-001-00 = 2,572,315

Est. TCV/Total Floor Area = 1202.02, Most recent sale 06/20/2014 for 939,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,231,200               | 1,231,200 | 1,231,200 | 604,241        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 55,000    | 0         | 16,314         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,286,200               | 1,286,200 | 1,286,200 | 620,555        | 620,555     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-700-002-01   | 2026 Est. T.C.V.    | KLOSTERMAN JONI C TRUST |
| Property Class: 401 |                     | 6983 S GLEN LAKE RD     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED  
IN LIBER 2 OF PLATS, PAGE 2

FORMERLY L691 P291/02 2002 & 2003 INTEREST SPLIT FROM 006-700-002-00 2005  
INTEREST REVISED/COMBINED LOT 2 UND 12% INT - PHILIP & JONI GROENDYK AS A TENANT  
IN COMMON PLAT OF GLENWOOD SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason         | Value           |
|------------------------|----------|-------------|--------|--------|------------|-------|----------------|-----------------|
| GROUP A 21000          | 100.00   | 175.00      | 1.0000 | 0.7071 | 21000      | 33    | INTEREST SPLIT | 33.333% 490,025 |
| 100 Actual Front Feet, | 0.40     | Total Acres |        |        | Total Est. |       | Land Value =   | 490,025         |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00  | 1    | 100    | 7,500      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 17,500     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2212 SF Floor Area = 2212 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1  
Economic Depreciation because of: INTEREST SPLIT 33.333%

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,212  |          |            |
|         |          |             | Total: | 415,628  | 96,010     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 752   |
| 3 Fixture Bath     | 1 | 10,275 | 2,374 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 1,389 |
| Water Well, 100 Feet | 1 | 6,941 | 1,603 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 211 | 4,680 | 1,081 |
| Treated Wood | 176 | 4,129 | 954   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 1,582 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 2,257 |
|------------------|---|-------|-------|

Totals: 467,543 108,002

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 291,605

2026 Est. T.C.V. 006-700-002-01 = 799,130

Est. TCV/Total Floor Area = 361.27

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 380,600                 | 380,600 | 380,600   | 136,901        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 19,000  | 0         | 3,696          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

399,600

399,600

399,600

140,597

140,597

0



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-700-002-02   | 2026 Est. T.C.V.    | DYKSTRA CHARLES A JR & MARCIA TRUST |
| Property Class: 401 |                     | 6983 S GLEN LAKE RD                 |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED  
IN LIBER 2 OF PLATS, PAGE 2

FORMERLTY L710 P542/03 2002 & 2003 INTEREST SPLIT FROM 006-700-002-00 2005  
INTEREST REVISED/COMBINED LOT 2 PLAT OF GLENWOOD. UND 12% INT - CHARLES A &  
MARCIA DYKSTRA AS A TENANT IN COMMON SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason         | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|----------------|---------|
| GROUP A 21000                           | 100.00   | 175.00 | 1.0000 | 0.7071 | 21000      | 33    | INTEREST SPLIT | 490,025 |
| 100 Actual Front Feet, 0.40 Total Acres |          |        |        |        | Total Est. |       | Land Value =   | 490,025 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00  | 1    | 100    | 7,500      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 17,500     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2212 SF Floor Area = 2212 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1  
Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,212  |          |            |
|         |          |             | Total: | 415,628  | 96,010     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 752   |
| 3 Fixture Bath     | 1 | 10,275 | 2,374 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 1,389 |
| Water Well, 100 Feet | 1 | 6,941 | 1,603 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 211 | 4,680 | 1,081 |
| Treated Wood | 176 | 4,129 | 954   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 1,582 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 2,257 |
|------------------|---|-------|-------|

Totals: 467,543 108,002

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 291,605

2026 Est. T.C.V. 006-700-002-02 = 799,130

Est. TCV/Total Floor Area = 361.27

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 380,600                 | 380,600 | 380,600   | 136,830        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 19,000  | 0         | 3,694          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 399,600 | 399,600 | 399,600 | 140,524 | 140,524 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-700-002-03   | 2026 Est. T.C.V.    | BARTELS KATHLEEN A TRUST |
| Property Class: 401 |                     | 6983 S GLEN LAKE RD      |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED  
IN LIBER 2 OF PLATS, PAGE 2

FORMERLY L734 P433/03 2003 INTEREST SPLIT FROM 006-700-002-00 LOT 2 PLAT OF  
GLENWOOD UND 12% INTEREST JOHN H & KATHLEEN A BARTELS AS A TENANT IN COMMON SEC  
27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value           |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------------|
| GROUP A 21000                           | 100.00   | 175.00 | 1.0000 | 0.7071 | 21000 | 33    | INTEREST SPLIT          | 33.333% 490,025 |
| 100 Actual Front Feet, 0.40 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 490,025         |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00  | 1    | 100    | 7,500      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 17,500     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2212 SF Floor Area = 2212 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1  
Economic Depreciation because of: INTEREST SPLIT 33.333%

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,212  |          |            |
|         |          |             | Total: | 415,628  | 96,010     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 752   |
| 3 Fixture Bath     | 1 | 10,275 | 2,374 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 1,389 |
| Water Well, 100 Feet | 1 | 6,941 | 1,603 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 211 | 4,680 | 1,081 |
| Treated Wood | 176 | 4,129 | 954   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 1,582 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 2,257 |
|------------------|---|-------|-------|

Totals: 467,543 108,002

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 291,605

2026 Est. T.C.V. 006-700-002-03 = 799,130

Est. TCV/Total Floor Area = 361.27

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 380,600                 | 380,600 | 380,600   | 136,830        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 19,000  | 0         | 3,694          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 399,600 | 399,600 | 399,600 | 140,524 | 140,524 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-700-003-00   | 2026 Est. T.C.V.    | BLOOM FELICIA S      |
| Property Class: 401 |                     | 6971 S GLEN LAKE RD  |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 200.00 | 1.0000 | 0.7311 | 21000 | 100   |        | 1,535,332 |
| 100 Actual Front Feet, 0.46 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,535,332 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 19.30 | 878  | 0      | 0          |

## Residential Local Cost Land Improvements

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

|                            |               |            |       |          |
|----------------------------|---------------|------------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.75 STORY | Cls B | Blt 1989 |
|----------------------------|---------------|------------|-------|----------|

(11) Heating System: Heat Pump

Ground Area = 2341 SF Floor Area = 4094 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 2,201  |          |            |
| 1+ Story   | Siding   | Slab       | 140    |          |            |
| 1 Story    | Siding   | Overhang   | 102    |          |            |
|            |          |            | Total: | 739,086  | 591,269    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1983 | 60,065 | 48,052 |
| Basement, Outside Entrance, Below Grade | 4    | 18,437 | 14,750 |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 4 | 41,101 | 32,881 |
| 2 Fixture Bath     | 3 | 20,550 | 16,440 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 264 | 7,785 | 6,228 |
|-----|-----|-------|-------|

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 32 | 1,945 | 1,556 |
|--------------|----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 600  | 12,774 | 10,219 |
| Common Wall: 1 Wall | 1    | -3,584 | -2,867 |
| Door Opener         | 3    | 2,257  | 1,806  |
| Base Cost           | 1052 | 66,265 | 53,012 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 312 | 16,333 | 13,066 |
|-----------|-----|--------|--------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |        |       |
|----------------|---|--------|-------|
| Prefab 2 Story | 2 | 10,867 | 8,694 |
|----------------|---|--------|-------|

Parcel Number: 45-006-700-003-00

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 Totals: 1,016,940 813,554

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,196,596

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 2026 Est. T.C.V. 006-700-003-00 = 3,741,928

Est. TCV/Total Floor Area = 914.00

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,788,200     | 1,788,200      | 1,788,200 | 670,328      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 82,800         | 0         | 0            | 18,098         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,871,000     | 1,871,000      | 1,871,000 | 688,426      | 688,426        | 688,426 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-700-004-00   | 2026 Est. T.C.V.    | HUGHES KAY B         |
| Property Class: 401 |                     | 6963 S GLEN LAKE RD  |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

1180P931 LOT 4 EXC N 5 FT PLAT OF GLENWOOD. SEC 27 T29N R14W.

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

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                          | 95.00    | 240.00 | 1.0000 | 0.7652 | 21000 | 100   |                         | 1,526,586 |
| 95 Actual Front Feet, 0.52 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,526,586 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 360  | 0      | 0          |
| Wood Frame                                          | 24.19    | 288  | 50     | 3,483      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,483      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1744 SF Floor Area = 1744 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,744 |          |            |
| Total:  |          |            |       | 296,847  | 207,811    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1486 | 28,739 | 20,117 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 1,947  |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 88  | 9,589  | 6,712 |
| WGEP (1 Story) | 120 | 11,791 | 8,254 |
| WCP (1 Story)  | 160 | 7,416  | 5,191 |
| WCP (1 Story)  | 188 | 8,308  | 5,816 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

## Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 770 | 10,002 | 7,001 |
|--------------|-----|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 406,102 | 284,289 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-700-004-00

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ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 767,580

|                                                                                |           |                |
|--------------------------------------------------------------------------------|-----------|----------------|
| 2026 Est. T.C.V. 006-700-004-00                                                | =         | 2,302,649      |
| Est. TCV/Total Floor Area = 1320.33, Most recent sale 09/30/2015 for 1,080,000 |           |                |
| 2025 Assessed                                                                  | MBOR      | S.E.V.         |
| 1,096,400                                                                      | 1,096,400 | 1,096,400      |
|                                                                                |           | Base for Cap   |
|                                                                                |           | IRM            |
|                                                                                |           | 2.70           |
| 2026 New Eq. Adjustment                                                        | Loss      |                |
| 0                                                                              | 54,900    | 0              |
|                                                                                |           | Additions      |
|                                                                                |           | Tax Adjustment |
|                                                                                |           | Losses         |
| 2026 Assessed                                                                  | MBOR      | S.E.V.         |
| 1,151,300                                                                      | 1,151,300 | 1,151,300      |
|                                                                                |           | Capped         |
|                                                                                |           | ->Taxable<-    |
|                                                                                |           | PRE/MBT        |
|                                                                                |           | 624,590        |



|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-700-005-00   | 2026 Est. T.C.V.    | MINOR & REYES TRUST & SEWARD TRUST |
| Property Class: 401 |                     | 6919 S GLEN LAKE RD                |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

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

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        |        |                         | 70% INT |                |           |
|-----------------------------------------|----------|-------------|--------|--------|-------------------------|---------|----------------|-----------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj.   | Reason         | Value     |
| GROUP A 21000                           | 100.00   | 300.00      | 0.9230 | 0.8091 | 21000                   | 70      | INTEREST SPLIT | 1,097,778 |
| GROUP A 21000                           | 75.00    | 300.00      | 0.9230 | 0.8091 | 21000                   | 35      | SURPLUS ON 70% | 411,667   |
| 175 Actual Front Feet, 1.21 Total Acres |          |             |        |        | Total Est. Land Value = |         |                | 1,509,445 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 20.48    | 396  | 50     | 4,055      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,055      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1458 SF Floor Area = 1458 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42  
Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 754  |          |            |
| 1 Story | Siding   | Crawl Space | 608  |          |            |
| 1 Story | Siding   | Crawl Space | 96   |          |            |
| Total:  |          |             |      | 216,487  | 90,925     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 609   |
| 3 Fixture Bath     | 1 | 4,567 | 1,918 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,008 |
| Water Well, 100 Feet | 1 | 5,847 | 2,456 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 312 | 5,448 | 2,288 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,162 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 2,736 |
|------------------|---|-------|-------|

Totals: 247,863 104,102

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 281,075

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 672 SF Floor Area = 672 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42  
Economic Depreciation because of: INTEREST SPLIT

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 672  |          |            |
| Total:  |          |            |      | 95,569   | 40,140     |

## Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 1,451 | 609 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 436 | 6,784 | 2,849 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 1,162 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 5,338 | 2,242 |

|         |  |  |  |         |        |
|---------|--|--|--|---------|--------|
| Totals: |  |  |  | 111,909 | 47,002 |
|---------|--|--|--|---------|--------|

Notes: 6925

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 126,905

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|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 3 | Single Family | 1 STORY | Cls CD | Blt 1945 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1112 SF Floor Area = 1112 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42  
 Economic Depreciation because of: INTEREST SPLIT

## Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,112 |          |            |
| Total:  |          |            |       | 132,766  | 55,761     |

## Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 1,209 | 508 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 1,934 | 812 |

|         |  |  |    |     |     |
|---------|--|--|----|-----|-----|
| Porches |  |  |    |     |     |
| CPP     |  |  | 24 | 633 | 266 |

|         |  |  |  |         |        |
|---------|--|--|--|---------|--------|
| Totals: |  |  |  | 136,542 | 57,347 |
|---------|--|--|--|---------|--------|

Notes: 6919

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 154,837

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|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 4 | Single Family | 1 STORY | Cls CD | Blt 1945 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 604 SF Floor Area = 604 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42  
 Economic Depreciation because of: INTEREST SPLIT

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 604  |          |            |
| Total:  |          |            |      | 77,832   | 32,688     |

## Other Additions/Adjustments

Plumbing

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|                    |    |        |        |
|--------------------|----|--------|--------|
| Average Fixture(s) | 1  | 1,209  | 508    |
| Porches            |    |        |        |
| WGEP (1 Story)     | 96 | 9,281  | 3,898  |
| Built-Ins          |    |        |        |
| Appliance Allow.   | 1  | 1,934  | 812    |
| Fireplaces         |    |        |        |
| Interior 1 Story   | 1  | 4,701  | 1,974  |
| Totals:            |    | 94,957 | 39,880 |

Notes: 6921

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 107,676

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 480 SF Floor Area = 480 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42  
 Economic Depreciation because of: INTEREST SPLIT

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 480    |          |            |
|         |          |            | Total: | 63,304   | 26,587     |

## Other Additions/Adjustments

|                    |    |        |        |  |  |
|--------------------|----|--------|--------|--|--|
| Plumbing           |    |        |        |  |  |
| Average Fixture(s) | 1  | 1,209  | 508    |  |  |
| Porches            |    |        |        |  |  |
| WGEP (1 Story)     | 72 | 7,623  | 3,202  |  |  |
| WPP                | 48 | 1,965  | 825    |  |  |
| Built-Ins          |    |        |        |  |  |
| Appliance Allow.   | 1  | 1,934  | 812    |  |  |
| Fireplaces         |    |        |        |  |  |
| Interior 1 Story   | 1  | 4,701  | 1,974  |  |  |
| Totals:            |    | 80,736 | 33,908 |  |  |

Notes: 6927

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 91,552

2026 Est. T.C.V. 006-700-005-00 = 2,280,545

Est. TCV/Total Floor Area = 527.17, Most recent sale 01/06/1982 for 35,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,086,900     | 1,086,900  | 1,086,900 | 291,591      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 53,400     | 0         | 0            | 7,872          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,140,300     | 1,140,300  | 1,140,300 | 299,463      | 299,463        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-700-005-01   | 2026 Est. T.C.V.    | SEWARD MERRY BETH TRUST |
| Property Class: 401 |                     | 6919 S GLEN LAKE RD     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L724 P930/03 2003 INTEREST SPLIT FROM 006-700-005-00 NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6 PLAT OF GLENWOOD UND 50% OF UND 1/5 INT TO JAMES F & MERRY BETH SEWARD SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

|                                         |          | * Factors * |        |        |       | 1/5TH INTEREST          |                |         |
|-----------------------------------------|----------|-------------|--------|--------|-------|-------------------------|----------------|---------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate  | %Adj.                   | Reason         | Value   |
| GROUP A 21000                           | 100.00   | 300.00      | 0.9230 | 0.8091 | 21000 | 10                      | INTEREST SPLIT | 156,825 |
| GROUP A 21000                           | 75.00    | 300.00      | 0.9230 | 0.8091 | 21000 | 5                       | SURPLUS ON 10% | 58,810  |
| 175 Actual Front Feet, 1.21 Total Acres |          |             |        |        |       | Total Est. Land Value = |                | 215,635 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 20.48    | 396  | 50     | 4,055      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,055      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1458 SF Floor Area = 1458 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6  
 Economic Depreciation because of: 50% OF 1/5TH=10%

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 754  |          |            |
| 1 Story | Siding   | Crawl Space | 608  |          |            |
| 1 Story | Siding   | Crawl Space | 96   |          |            |
| Total:  |          |             |      | 216,487  | 12,989     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 87  |
| 3 Fixture Bath     | 1 | 4,567 | 274 |

##### Water/Sewer

|                      |   |       |     |
|----------------------|---|-------|-----|
| 1000 Gal Septic      | 1 | 4,782 | 287 |
| Water Well, 100 Feet | 1 | 5,847 | 351 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 312 | 5,448 | 327 |
|--------------|-----|-------|-----|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 166 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Exterior 1 Story | 1 | 6,514 | 391 |
|------------------|---|-------|-----|

Totals: 247,863 14,872

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 40,154

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5  
 Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories                           | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------------|----------|------------|------|----------|------------|
| 1 Story                           | Siding   | Slab       | 672  |          |            |
| Total:                            |          |            |      | 95,569   | 6,212      |
| Other Additions/Adjustments       |          |            |      |          |            |
| Plumbing                          |          |            |      |          |            |
| Average Fixture(s)                |          |            | 1    | 1,451    | 94         |
| Deck                              |          |            |      |          |            |
| Treated Wood                      |          |            | 436  | 6,784    | 441        |
| Built-Ins                         |          |            |      |          |            |
| Appliance Allow.                  |          |            | 1    | 2,767    | 180        |
| Fireplaces                        |          |            |      |          |            |
| Interior 1 Story                  |          |            | 1    | 5,338    | 347        |
| Totals:                           |          |            |      | 111,909  | 7,274      |
| Notes: 6925                       |          |            |      |          |            |
| ECF (4080 BIG GLEN) 2.700 => TCV: |          |            |      |          | 19,640     |

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Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1112 SF Floor Area = 1112 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5  
 Economic Depreciation because of: INTEREST SPLIT

Building Areas

| Stories                           | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------------------------------|----------|------------|-------|----------|------------|
| 1 Story                           | Siding   | Slab       | 1,112 |          |            |
| Total:                            |          |            |       | 132,766  | 8,629      |
| Other Additions/Adjustments       |          |            |       |          |            |
| Plumbing                          |          |            |       |          |            |
| Average Fixture(s)                |          |            | 1     | 1,209    | 79         |
| Built-Ins                         |          |            |       |          |            |
| Appliance Allow.                  |          |            | 1     | 1,934    | 126        |
| Porches                           |          |            |       |          |            |
| CPP                               |          |            | 24    | 633      | 41         |
| Totals:                           |          |            |       | 136,542  | 8,875      |
| Notes: 6919                       |          |            |       |          |            |
| ECF (4080 BIG GLEN) 2.700 => TCV: |          |            |       |          | 23,963     |

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Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 604 SF Floor Area = 604 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6  
 Economic Depreciation because of: INTEREST SPLIT

Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| 1 Story                     | Siding   | Slab       | 604  |          |            |
| Total:                      |          |            |      | 77,832   | 4,669      |
| Other Additions/Adjustments |          |            |      |          |            |
| Plumbing                    |          |            |      |          |            |
| Average Fixture(s)          |          |            | 1    | 1,209    | 73         |

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|                  |         |        |       |
|------------------|---------|--------|-------|
| Porches          |         |        |       |
| WGEP (1 Story)   | 96      | 9,281  | 557   |
| Built-Ins        |         |        |       |
| Appliance Allow. | 1       | 1,934  | 116   |
| Fireplaces       |         |        |       |
| Interior 1 Story | 1       | 4,701  | 282   |
|                  | Totals: | 94,957 | 5,697 |
| Notes: 6921      |         |        |       |

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 15,382

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Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 480 SF Floor Area = 480 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6  
Economic Depreciation because of: INTEREST SPLIT

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 480    |          |            |
|         |          |            | Total: | 63,304   | 3,799      |

## Other Additions/Adjustments

|                    |         |        |       |
|--------------------|---------|--------|-------|
| Plumbing           |         |        |       |
| Average Fixture(s) | 1       | 1,209  | 73    |
| Porches            |         |        |       |
| WGEP (1 Story)     | 72      | 7,623  | 457   |
| WPP                | 48      | 1,965  | 118   |
| Built-Ins          |         |        |       |
| Appliance Allow.   | 1       | 1,934  | 116   |
| Fireplaces         |         |        |       |
| Interior 1 Story   | 1       | 4,701  | 282   |
|                    | Totals: | 80,736 | 4,845 |

Notes: 6927

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 13,082

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|                                                                            |   |         |
|----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-700-005-01                                            | = | 336,911 |
| Est. TCV/Total Floor Area = 77.88, Most recent sale 04/02/2003 for 140,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                 |   |         |
| 160,700 160,700 160,700 89,171 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses               |   |         |
| 0 7,800 0 0 2,407 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                       |   |         |
| 168,500 168,500 168,500 91,578 91,578 0                                    |   |         |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-700-005-02   | 2026 Est. T.C.V.    | BROADVIEW COTTAGE LLC |
| Property Class: 401 |                     | 6919 S GLEN LAKE RD   |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L136 P388 L151 P115 L343 P207/92 L446 P732/97 L594 P450/01 L632 P263/02 L841  
P32/05 2004 INTEREST SPLIT FROM 006-700-005-00 NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC  
N 30 FT OF LOT 6 UND 1/5 INTEREST PLAT OF GLENWOOD SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason         | Value   |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|----------------|---------|
| GROUP A 21000                                                   | 100.00   | 300.00 | 0.9230 | 0.8091 | 21000 | 20    | INTEREST SPLIT | 313,651 |
| GROUP A 21000                                                   | 75.00    | 300.00 | 0.9230 | 0.8091 | 21000 | 10    | SURPLUS ON 20% | 117,619 |
| 175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                | 431,270 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 20.48    | 396  | 50     | 4,055      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,055      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1458 SF Floor Area = 1458 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12  
Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 754  |          |            |
| 1 Story | Siding   | Crawl Space | 608  |          |            |
| 1 Story | Siding   | Crawl Space | 96   |          |            |
| Total:  |          |             |      | 216,487  | 25,978     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 174 |
| 3 Fixture Bath     | 1 | 4,567 | 548 |

##### Water/Sewer

|                      |   |       |     |
|----------------------|---|-------|-----|
| 1000 Gal Septic      | 1 | 4,782 | 574 |
| Water Well, 100 Feet | 1 | 5,847 | 702 |

##### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 312 | 5,448 | 654 |
|--------------|-----|-------|-----|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 2,767 | 332 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Exterior 1 Story | 1 | 6,514 | 782 |
|------------------|---|-------|-----|

Totals: 247,863 29,744

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 80,309

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 672 SF Floor Area = 672 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12  
Economic Depreciation because of: INTEREST SPLIT

#### Building Areas

| Stories                           | Exterior | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------|----------|------------|---------|----------|------------|
| 1 Story                           | Siding   | Slab       | 672     |          |            |
|                                   |          |            | Total:  | 95,569   | 11,469     |
| Other Additions/Adjustments       |          |            |         |          |            |
| Plumbing                          |          |            |         |          |            |
| Average Fixture(s)                |          |            | 1       | 1,451    | 174        |
| Deck                              |          |            |         |          |            |
| Treated Wood                      |          |            | 436     | 6,784    | 814        |
| Built-Ins                         |          |            |         |          |            |
| Appliance Allow.                  |          |            | 1       | 2,767    | 332        |
| Fireplaces                        |          |            |         |          |            |
| Interior 1 Story                  |          |            | 1       | 5,338    | 641        |
|                                   |          |            | Totals: | 111,909  | 13,430     |
| Notes: 6925                       |          |            |         |          |            |
| ECF (4080 BIG GLEN) 2.700 => TCV: |          |            |         |          | 36,261     |

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Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1112 SF Floor Area = 1112 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12  
 Economic Depreciation because of: INTEREST SPLIT

Building Areas

| Stories                           | Exterior | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------------|----------|------------|---------|----------|------------|
| 1 Story                           | Siding   | Slab       | 1,112   |          |            |
|                                   |          |            | Total:  | 132,766  | 15,931     |
| Other Additions/Adjustments       |          |            |         |          |            |
| Plumbing                          |          |            |         |          |            |
| Average Fixture(s)                |          |            | 1       | 1,209    | 145        |
| Built-Ins                         |          |            |         |          |            |
| Appliance Allow.                  |          |            | 1       | 1,934    | 232        |
| Porches                           |          |            |         |          |            |
| CPP                               |          |            | 24      | 633      | 76         |
|                                   |          |            | Totals: | 136,542  | 16,384     |
| Notes: 6919 "BROADVIEW"           |          |            |         |          |            |
| ECF (4080 BIG GLEN) 2.700 => TCV: |          |            |         |          | 44,237     |

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Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 604 SF Floor Area = 604 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12  
 Economic Depreciation because of: INTEREST SPLIT

Building Areas

| Stories                     | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------|----------|------------|--------|----------|------------|
| 1 Story                     | Siding   | Slab       | 604    |          |            |
|                             |          |            | Total: | 77,832   | 9,340      |
| Other Additions/Adjustments |          |            |        |          |            |
| Plumbing                    |          |            |        |          |            |
| Average Fixture(s)          |          |            | 1      | 1,209    | 145        |



## Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WGEP (1 Story) | 96 | 9,281 | 1,114 |
|----------------|----|-------|-------|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 232 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 4,701 | 564 |
|------------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 94,957 | 11,395 |
|---------|--------|--------|

Notes: 6921

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 30,767

|                                                  |        |          |
|--------------------------------------------------|--------|----------|
| Cost Est. for Res. Bldg: 5 Single Family 1 STORY | Cls CD | Blt 1945 |
|--------------------------------------------------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12

Economic Depreciation because of: INTEREST SPLIT

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 480    |          |            |
|         |          |            | Total: | 63,304   | 7,595      |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 145 |
|--------------------|---|-------|-----|

## Porches

|                |    |       |     |
|----------------|----|-------|-----|
| WGEP (1 Story) | 72 | 7,623 | 915 |
|----------------|----|-------|-----|

|     |    |       |     |
|-----|----|-------|-----|
| WPP | 48 | 1,965 | 236 |
|-----|----|-------|-----|

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 232 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 1 Story | 1 | 4,701 | 564 |
|------------------|---|-------|-----|

|         |        |       |
|---------|--------|-------|
| Totals: | 80,736 | 9,687 |
|---------|--------|-------|

Notes: 6927

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 26,155

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-700-005-02 | = | 658,054 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 152.12

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 313,800                 | 313,800 | 313,800 | 171,671      | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss    |         | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 15,200  | 0       | 0            | 4,635          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 329,000                 | 329,000 | 329,000 | 176,306      | 176,306        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-700-007-00   | 2026 Est. T.C.V.    | VAN DEINSE THOMAS & ELIZABETH A & |
| Property Class: 401 |                     | 6907 S GLEN LAKE RD               |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L510 P332/99 L869 P956/05 L927 P963/07 S 30 FT LOT 7 & N 30 FT LOT 6 PLAT OF  
GLENWOOD SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                          | 60.00    | 310.00 | 1.0000 | 0.8158 | 21000 | 100   |        | 1,027,866 |
| 60 Actual Front Feet, 0.43 Total Acres |          |        |        |        |       |       |        | 1,027,866 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 33.23    | 180  | 50     | 2,990      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,990      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1939

(11) Heating System: Forced Heat & Cool  
Ground Area = 2119 SF Floor Area = 2119 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,119  |          |            |
|         |          |            | Total: | 409,363  | 266,086    |

#### Other Additions/Adjustments

|                      |      |         |        |
|----------------------|------|---------|--------|
| Basement Living Area | 2091 | 112,057 | 72,837 |
|----------------------|------|---------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,527 |
| Basement, Outside Entrance, Above Grade | 2 | 5,150 | 3,347 |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |
| 2 Fixture Bath     | 1 | 4,500  | 2,925 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 60  | 4,814  | 3,129  |
| WCP (1 Story) | 480 | 22,526 | 14,642 |

#### Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Treated Wood               | 600 | 8,862 | 5,760 |
| Pine w/Roof (Deck Portion) | 28  | 1,067 | 694   |
| Pine w/Roof (Roof portion) | 28  | 795   | 517   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 7,952 | 5,169 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| Exterior 2 Story  | 1 | 10,342 | 6,722 |
| Direct-Vented Gas | 1 | 4,399  | 2,859 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 623,339 | 405,170 |
|---------|---------|---------|

Notes: 1939 ORIGINAL + 1982 REMODEL ADDITION

---

 ECF (4080 BIG GLEN) 2.700 => TCV: 1,093,959
 

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|                                                                              |           |             |
|------------------------------------------------------------------------------|-----------|-------------|
| 2026 Est. T.C.V. 006-700-007-00                                              | =         | 2,129,815   |
| Est. TCV/Total Floor Area = 1005.10, Most recent sale 07/13/2020 for 950,000 |           |             |
| 2025 Assessed                                                                | MBOR      | S.E.V.      |
| 1,018,300                                                                    | 1,018,300 | 1,018,300   |
|                                                                              |           | 658,483     |
|                                                                              |           | 2.70        |
| 2026 New Eq. Adjustment                                                      | Loss      | Additions   |
| 0                                                                            | 46,600    | 0           |
|                                                                              |           | 17,779      |
| 2026 Assessed                                                                | MBOR      | S.E.V.      |
| 1,064,900                                                                    | 1,064,900 | 1,064,900   |
|                                                                              |           | 676,262     |
|                                                                              |           | ->Taxable<- |
|                                                                              |           | 676,262     |
|                                                                              |           | PRE/MBT     |
|                                                                              |           | 676,262     |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-700-007-50   | 2026 Est. T.C.V.    | HAUDAN JENNIFER Z TRUST |
| Property Class: 401 |                     | 6893 S GLEN LAKE RD     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

DC L365 P532/93 LOT 7 EXC S 30 FT PLAT OF GLENWOOD. SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                          | 84.00    | 300.00 | 1.0000 | 0.8091 | 21000 | 100   |        | 1,427,264 |
| 84 Actual Front Feet, 0.58 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                |          |        |        |        |       |       |        | 1,427,264 |

## Land Improvement Cost Estimates

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

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 1945 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1989 SF Floor Area = 1989 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,989  |          |            |
|         |          |             | Total: | 327,281  | 212,734    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 60  | 1,786 | 1,161 |
| WPP | 400 | 9,348 | 6,076 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 4,872 | 3,167 |
| Treated Wood | 240 | 4,872 | 3,167 |

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 616 | 30,332 | 19,716 |
| Door Opener | 2   | 1,343  | 873    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,496 |
| Prefab 1 Story   | 1 | 3,667 | 2,384 |

|         |         |         |
|---------|---------|---------|
| Totals: | 419,801 | 272,872 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 736,754

2026 Est. T.C.V. 006-700-007-50 = 2,169,018

Est. TCV/Total Floor Area = 1090.51, Most recent sale 04/30/2021 for 2,000,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-700-007-50

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|               |                |           |           |                |         |
|---------------|----------------|-----------|-----------|----------------|---------|
| 1,036,000     | 1,036,000      | 1,036,000 | 723,381   | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
| 0             | 48,500         | 0         | 0         | 19,531         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
| 1,084,500     | 1,084,500      | 1,084,500 | 742,912   | 742,912        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-700-008-00   | 2026 Est. T.C.V.    | COBB JEFFREY S &     |
| Property Class: 401 |                     | 6691 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L395 P553-556/94 L790P940&942/04 LOT 8 PLAT OF GLENWOOD. SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 300.00 | 1.0000 | 0.8091 | 21000 | 100   |        | 1,699,124 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        |       |       |        | 1,699,124 |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,699,124 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1336 SF Floor Area = 1336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,000 |          |            |
| 1 Story | Siding   | Slab        | 336   |          |            |
| Total:  |          |             |       | 159,617  | 87,789     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 665 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,460 |
| Water Well, 100 Feet | 1 | 5,522 | 3,037 |

##### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 48 | 1,167 | 642 |
| CPP | 32 | 884   | 486 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 360 | 14,144 | 7,779 |
|-----------|-----|--------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,064 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,586 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 193,651 | 106,508 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 287,572

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 308 SF Floor Area = 308 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 308  |          |            |

Parcel Number: 45-006-700-008-00

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|                             |        |        |        |
|-----------------------------|--------|--------|--------|
|                             | Total: | 41,983 | 23,092 |
| Other Additions/Adjustments |        |        |        |
| Built-Ins                   |        |        |        |
| Appliance Allow.            | 1      | 1,934  | 1,064  |
| Fireplaces                  |        |        |        |
| Wood Stove                  | 1      | 2,149  | 1,182  |
| Totals:                     |        | 46,066 | 25,338 |

Notes: BOAT HOUSE WITH BATH AND WOOD STOVE

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 68,413

---

2026 Est. T.C.V. 006-700-008-00 = 2,060,109

Est. TCV/Total Floor Area = 1253.11

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 982,600       | 982,600        | 982,600   | 263,313      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 47,500         | 0         | 0            | 7,109          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,030,100     | 1,030,100      | 1,030,100 | 270,422      | 270,422        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-700-009-00   | 2026 Est. T.C.V.    | SUCIU JAMES N        |
| Property Class: 401 |                     | 6671 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L294 P337/88 LOT 9 & SLY 1/2 OF LOT 10 COM AT SW COR LOT 10 TH N 27 DEG 30' E 50 FT TH S 61 DEG 51' E 206.3 FT TO SHORE GLEN LK 50.5FT TO PT S 61 DEG 51' E FROM BEG TH N 61DEG 51' W TO BEG PLAT OF GLENWOOD. SEC 27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                           | 150.00   | 206.00 | 0.9592 | 0.7365 | 21000 | 100   |        | 2,225,517                         |
| 150 Actual Front Feet, 0.71 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 2,225,517 |

#### Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 58.20 | 175  | 50     | 5,092      |
| Wood Frame        | 52.73 | 90   | 50     | 2,373      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5    | 100    | 50,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 57,465     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls A Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 2579 SF Floor Area = 4686 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|------------|----------|-------------|-------|-----------|------------|
| 2 Story    | Siding   | Basement    | 1,558 |           |            |
| 1.25 Story | Siding   | Crawl Space | 637   |           |            |
| 1 Story    | Siding   | Basement    | 248   |           |            |
| 1 Story    | Siding   | Slab        | 136   |           |            |
| 1 Story    | Block    | Overhang    | 390   |           |            |
| Total:     |          |             |       | 1,213,621 | 1,092,257  |

#### Other Additions/Adjustments

|                                         |      |         |        |
|-----------------------------------------|------|---------|--------|
| Recreation Room                         | 993  | 35,271  | 31,744 |
| Basement Living Area                    | 1558 | 108,920 | 98,028 |
| Basement, Outside Entrance, Below Grade | 3    | 16,377  | 14,739 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,626  |
| 3 Fixture Bath     | 6 | 76,157 | 68,541 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 12,827 | 11,544 |
| Water Well, 100 Feet | 1 | 7,582  | 6,824  |

#### Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 538 | 16,135 | 14,521 |
| WPP | 136 | 6,096  | 5,486  |

#### Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 745 | 68,898 | 62,008 |
| Common Wall: 1 Wall | 1   | -4,206 | -3,785 |
| Door Opener         | 2   | 1,692  | 1,523  |

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 745 | 68,898 | 62,008 |
| Common Wall: 1 Wall | 1   | -4,206 | -3,785 |

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 1 | 10,879 | 9,791 |
|------------------|---|--------|-------|



Parcel Number: 45-006-700-009-00

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 Totals: 1,638,970 1,475,070

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 3,982,689

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 2026 Est. T.C.V. 006-700-009-00 = 6,265,671

Est. TCV/Total Floor Area = 1337.10, Most recent sale 09/28/2007 for 1,500,000

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 2,997,200     | 2,997,200 | 2,997,200      | 1,618,819    | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 135,600        | 0            | 0           | 43,708         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 3,132,800     | 3,132,800 | 3,132,800      | 1,662,527    | 1,662,527   | 0              |        |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-700-010-00   | 2026 Est. T.C.V.    | COOK DOUGLAS M TRUST |
| Property Class: 401 |                     | 6653 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L253 P726/85 L601 P702/01 N 1/2 OF LOT 10 & ALL OF LOT 11 PLAT OF GLENWOOD SEC  
27 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 147.67   | 151.92 | 0.9630 | 0.6825 | 21000 | 100   |        | 2,038,268 |
| 148 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,038,268 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| Dock: Light posts   | 55.62 | 175  | 50     | 4,867      |
| D/W/P: Patio Blocks | 21.35 | 80   | 0      | 0          |
| D/W/P: Crushed Rock | 2.67  | 1760 | 0      | 0          |
| Wood Frame          | 39.22 | 160  | 50     | 3,137      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5    | 100    | 50,000     |
| BOAT HOIST                                          | 2,000.00  | 1    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 58,004     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B 10 Blt 2018

(11) Heating System: Forced Air w/ Ducts

Ground Area = 3276 SF Floor Area = 5284 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|------------|----------|-------------|-------|-----------|------------|
| 1.75 Story | Siding   | Basement    | 2,096 |           |            |
| 1.5 Story  | Siding   | Crawl Space | 872   |           |            |
| 1 Story    | Siding   | Crawl Space | 308   |           |            |
| Total:     |          |             |       | 1,012,720 | 951,952    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1940 | 58,763 | 55,237 |
| Basement, Outside Entrance, Below Grade | 1    | 4,609  | 4,332  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 3,062  |
| 3 Fixture Bath     | 6 | 61,651 | 57,952 |

#### Porches

|                      |      |        |        |
|----------------------|------|--------|--------|
| CCP (1 Story)        | 29   | 1,427  | 1,341  |
| CCP (1 Story)        | 38   | 1,807  | 1,699  |
| WGEF (1 Story)       | 307  | 30,669 | 28,829 |
| Foundation: Basement | 307  | 9,870  | 9,278  |
| CPP                  | 1145 | 23,301 | 21,903 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 812 | 56,199 | 52,827 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,369 |
| Door Opener         | 1   | 752    | 707    |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 1,261,442 1,185,751

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 3,201,528

Parcel Number: 45-006-700-010-00

Page: 2

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2026 Est. T.C.V. 006-700-010-00 = 5,297,800  
 Est. TCV/Total Floor Area = 1002.61, Most recent sale 11/05/2015 for 1,625,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,520,600 2,520,600 2,520,600 1,490,048 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 128,300 0 0 40,231 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,648,900 2,648,900 2,648,900 1,530,279 1,530,279 0

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-700-012-00   | 2026 Est. T.C.V.    | HEIDRICK LINDSAY T TRUST |
| Property Class: 401 |                     | 6641 S SUNSET DR         |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L700 P4/03 LOT 12 &amp; SLY 1/2 LOT 13 PLAT OF GLENWOOD. SEC 27 T29N R14W.

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                           | 150.00   | 190.79 | 0.9592 | 0.7225 | 21000 | 100   |        | 2,183,257                         |
| 150 Actual Front Feet, 0.66 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 2,183,257 |

## Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 29.98     | 2000 | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.67      | 1000 | 0      | 0          |
| Wood Frame                                          | 42.76     | 103  | 95     | 4,184      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 5    | 100    | 50,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 54,184     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 2016

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2023 SF Floor Area = 5303 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

## Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Basement   | 2,023 |          |            |
| 1 Story | Siding   | Overhang   | 477   |          |            |
| 1 Story | Siding   | Overhang   | 780   |          |            |
| Total:  |          |            |       | 994,454  | 904,966    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1900 | 57,551 | 52,371 |
| Basement, Outside Entrance, Below Grade | 1    | 4,609  | 4,194  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,964  |
| 3 Fixture Bath     | 3 | 30,826 | 28,052 |
| 2 Fixture Bath     | 1 | 6,850  | 6,233  |
| Separate Shower    | 1 | 3,123  | 2,842  |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,664 |
| Water Well, 100 Feet | 1 | 6,941  | 6,316  |

## Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 56  | 2,521  | 2,294  |
| CCP (1 Story) | 31  | 1,514  | 1,378  |
| CPP           | 123 | 3,681  | 3,350  |
| CPP           | 477 | 11,653 | 10,604 |
| WPP           | 312 | 8,274  | 7,529  |
| WPP           | 903 | 21,040 | 19,146 |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 754 | 53,489 | 48,675 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,261 |
| Door Opener         | 2   | 1,504  | 1,369  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,233 |
|------------------|---|-------|-------|

## Fireplaces

Parcel Number: 45-006-700-012-00

Page: 2

|                   |   |           |           |           |
|-------------------|---|-----------|-----------|-----------|
| Interior 2 Story  | 1 | 9,604     | 8,740     |           |
| 2nd on Same Stack | 1 | 6,044     | 5,500     |           |
| Local Cost Items  |   |           |           |           |
| GENERATOR         | 1 | 1         | 1         | *95% Good |
| Totals:           |   |           |           |           |
|                   |   | 1,241,921 | 1,130,160 |           |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 3,051,432

2026 Est. T.C.V. 006-700-012-00 = 5,288,873

Est. TCV/Total Floor Area = 997.34, Most recent sale 09/24/2014 for 1,125,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,527,300     | 2,527,300      | 2,527,300 | 1,298,765    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 117,100        | 0         | 0            | 35,066         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,644,400     | 2,644,400      | 2,644,400 | 1,333,831    | 1,333,831      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-700-013-00   | 2026 Est. T.C.V.    | GLEN LAKE YACHT CLUB |
| Property Class: 201 |                     | 6617 S SUNSET DR     |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

NLY 1/2 LOT 13 & ALL LOT 14 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 150.00   | 215.00 | 0.9592 | 0.7444 | 21000 | 100   |        | 2,249,437 |
| 150 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 2,249,437 |

Land Improvement Cost Estimates

| Description         | Rate  | Size  | % Good | Cash Value |
|---------------------|-------|-------|--------|------------|
| Dock: Light posts   | 47.90 | 840   | 50     | 20,118     |
| D/W/P: Crushed Rock | 2.31  | 13686 | 50     | 15,807     |
| Wood Frame          | 22.99 | 500   | 85     | 9,771      |

Residential Local Cost Land Improvements

| Description          | Rate      | Size | % Good | Cash Value |
|----------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10 | 10,000.00 | 1    | 100    | 10,000     |

Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 50     | 100  |      | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 50     | 100  |      | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 50     | 100  |      | 0          |
| WOOD DECKS                                          | 5.25 | 323  | 50     | 100  |      | 848        |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 56,544     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
|---------|----------|------------|------|----------|------------|

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,277 |
|--------------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,208 |
| Water Well, 100 Feet | 1 | 5,847 | 5,145 |

Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 440 | 7,986  | 7,028  |
| WPP | 170 | 4,507  | 3,966  |
| WPP | 840 | 13,314 | 11,716 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,435 |
|------------------|---|-------|-------|

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1040 | 13,510 | 11,889 |
|--------------|------|--------|--------|

Totals: 54,164 47,664

Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 95,328

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984

Costs are taken from the Community Recreation Centers cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 12 Perimeter: 242

Overall Building Height: 8

Base Rate for Upper Floors = 170.66

(10) Heating system: Heat Pump System Cost/SqFt: 39.49 100%  
Adjusted Square Foot Cost for Upper Floors = 210.15

Total Floor Area: 1,995 Base Cost New of Upper Floors = 419,250

Reproduction/Replacement Cost = 419,250  
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
Total Depreciated Cost = 356,363

|                        |          |          |      |       |           |
|------------------------|----------|----------|------|-------|-----------|
| Unit in Place Items    | Rate     | Quantity | Arch | %Good | Depr.Cost |
| /CI17/SPOC/TENC/ADDFFA | 17201.00 | 1        | 1.00 | 100   | 17,201    |

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 653,736  
Replacement Cost/Floor Area= 218.77 Est. TCV/Floor Area= 327.69

Total Estimated True Cash Value of Commercial/Industrial Buildings = 653,736

2026 Est. T.C.V. 006-700-013-00 = 3,055,045

Est. TCV/Total Floor Area = 1531.35

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,407,600               | 1,407,600 | 1,407,600 | 303,927        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 119,900   | 0         | 8,206          | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,527,500               | 1,527,500 | 1,527,500 | 312,133        | 312,133     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-700-015-00   | 2026 Est. T.C.V.    | BIG GLEN OVERLOOK LLC |
| Property Class: 401 |                     | 6607 S SUNSET DR      |
| Map #: 55           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L271 P276/86 LOT 15 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                           | 120.00   | 205.00 | 1.0000 | 0.7356 | 21000 | 100   |        | 1,853,807                         |
| 120 Actual Front Feet, 0.56 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,853,807 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2000 SF Floor Area = 2000 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,000 |          |            |
| Total:  |          |             |       | 268,212  | 160,927    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,203 |
|------------------|---|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|           |     |        |       |
|-----------|-----|--------|-------|
| Base Cost | 180 | 10,213 | 6,128 |
|-----------|-----|--------|-------|

Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 301,667 181,001

Notes: YEAR OF ADDITION TO NORTH SIDE OF HOUSE UNKNOWN.

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 488,703

2026 Est. T.C.V. 006-700-015-00 = 2,347,510

Est. TCV/Total Floor Area = 1173.76, Most recent sale 10/16/2023 for 2,350,000

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,119,000     | 1,119,000      | 1,119,000 | 1,119,000    | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 54,800         | 0         | 0            | 30,213         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,173,800     | 1,173,800      | 1,173,800 | 1,149,213    | 1,149,213      | 0       |



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-705-001-00   | 2026 Est. T.C.V.    | CLAYPOOL PHILIP C & DEKKER KATHLEEN |
| Property Class: 407 |                     | 1 GREAT LKS                         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L271 P377/86 APARTMENT 1 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82  
 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| GREAT LAKE 870/882SQFT | \$340    |       | 1           | Units | 350000     | 0.00000      | 100    | 350,000 |
|                        |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 118,498  | 88,866     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,616 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 125 | 5,473 | 4,105 |
| Wood Balcony | 76  | 3,327 | 2,495 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

### Lump Sum Items

|          |  |   |   |
|----------|--|---|---|
| END UNIT |  | 1 | 1 |
|----------|--|---|---|

Totals: 144,397 108,288

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 335,693

2026 Est. T.C.V. 006-705-001-00 = 685,693

Est. TCV/Total Floor Area = 772.18, Most recent sale 08/09/2018 for 250,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 342,000       | 342,000        | 342,000 | 144,777      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 800            | 0       | 0            | 3,908          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 342,800       | 342,800        | 342,800 | 148,685      | 148,685        | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-705-002-00   | 2026 Est. T.C.V.    | GAFFKE BRADLEY ANTON & LEAH ANN |
| Property Class: 407 |                     | 3 GREAT LKS                     |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L271 P588 L272 P203 L307 P934 L490 P457 L817 P245/04 APARTMENT 2 GREAT LAKES  
 CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND  
 L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth  | Rate                    | %Adj. | Reason    | Value   |
|-------------|-----------|--------|-------------|--------|-------------------------|-------|-----------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1 Units     | 450000 | 0.00000                 | 100   | 2ND & 3RD | 450,000 |
|             |           | 0.00   | Total Acres |        | Total Est. Land Value = |       |           | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 104,453    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,672 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 131 | 5,735 | 4,588 |
| Wood Balcony | 125 | 5,473 | 4,378 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

##### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 4,000 |
|----------------|--|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 168,384 | 134,698 |
|---------|---------|---------|

Notes: 2ND & MEZZ "D" UNIT TYPE

|                                            |         |
|--------------------------------------------|---------|
| ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: | 417,564 |
|--------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-705-002-00 | = | 867,564 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 767.76, Most recent sale 10/05/2018 for 450,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 398,100       | 398,100    | 398,100 | 255,506      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 35,700     | 0       | 0            | 6,898          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 433,800       | 433,800    | 433,800 | 262,404      | 262,404        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-705-003-00   | 2026 Est. T.C.V.    | GROSS CATHERYN & ANNA |
| Property Class: 407 |                     | 5 GREAT LKS           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L423 P472/96 L649 P861/02 L707 P839/03 L869 P826/05 L919 P874/06 APARTMENT 3  
 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485  
 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND  
 SEC 14 T29N R14W.

Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| GREAT LAKE 603 SQ FT |          |       | 1           | Units | 240000                  | 0.00000 | 100    | 240,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 240,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 603 SF Floor Area = 603 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 603     |          |            |
|                             |                    |            | Total:  | 84,624   | 67,698     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,161      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 90      | 2,381    | 1,905      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,195      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,195      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,214      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Prefab 2 Story     |            | 1       | 3,170    | 2,536      |
|                             |                    |            | Totals: | 97,381   | 77,904     |

Notes: 1ST LEVEL "B REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 241,502

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-705-003-00                                             | =       | 481,502   |
| Est. TCV/Total Floor Area = 798.51, Most recent sale 02/14/2020 for 240,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 234,700                                                                     | 234,700 | 234,700   |
|                                                                             |         | 117,886   |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 6,100   | 0         |
|                                                                             |         | 3,182     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 240,800                                                                     | 240,800 | 240,800   |
|                                                                             |         | 121,068   |
|                                                                             |         | 121,068   |
|                                                                             |         | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-004-00   | 2026 Est. T.C.V.    | SAMEROFF ARNOLD J &  |
| Property Class: 407 |                     | 7 GREAT LKS          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L240 P226 L284 P703 L409 P327 L487 P303 L845 P599/05 APARTMENT 4 GREAT LAKES  
 CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND  
 L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-------------|-----------|--------|-------------|--------|-------------------------|-------|--------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1 Units     | 450000 | 0.00000                 | 100   |        | 450,000 |
|             |           | 0.00   | Total Acres |        | Total Est. Land Value = |       |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 565 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 565    |          |            |
|         |          |            | Total: | 139,499  | 111,589    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,672 |
| Treated Wood | 73 | 2,115 | 1,692 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 167 | 7,311 | 5,849 |
| Wood Balcony | 159 | 6,961 | 5,569 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 177,485 141,978

Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 440,132

2026 Est. T.C.V. 006-705-004-00 = 890,132

Est. TCV/Total Floor Area = 787.73, Most recent sale 03/04/2005 for 545,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 409,400       | 409,400    | 409,400 | 261,578      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 35,700     | 0       | 0            | 7,062          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 445,100       | 445,100    | 445,100 | 268,640      | 268,640        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-705-005-00   | 2026 Est. T.C.V.    | WILLEMIN VELVA GST TRUST |
| Property Class: 407 |                     | 9 GREAT LKS              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L267 P113/86 L429 P268/96 APARTMENT 5 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| GREAT LAKE 1130 SQFT | \$450K   |       | 1 Units     | 450000 | 0.00000    | 100          |        | 450,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 97,911     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,567 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,039 |
| Wood Balcony | 132 | 5,779 | 4,334 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 163,340 122,481

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 379,691

2026 Est. T.C.V. 006-705-005-00 = 829,691

Est. TCV/Total Floor Area = 734.24, Most recent sale 08/30/1996 for 265,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 377,000                 | 377,000 | 377,000   | 307,227        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 37,800  | 0         | 8,295          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 414,800                 | 414,800 | 414,800   | 315,522        | 315,522     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-006-00   | 2026 Est. T.C.V.    | FOR-REST LLC         |
| Property Class: 407 |                     | 11 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L265 P89 L394 P758 L413 P847/95 L887 P226&228/05 APARTMENT 6 GREAT LAKES  
 CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND  
 L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage    | Depth       | Front | Depth | Rate                    | %Adj.   | Reason | Value   |
|-------------|-------------|-------------|-------|-------|-------------------------|---------|--------|---------|
| GREAT LAKE  | 870/882SQFT | \$340       | 1     | Units | 350000                  | 0.00000 | 100    | 350,000 |
|             | 0.00        | Total Acres |       |       | Total Est. Land Value = |         |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 118,498  | 94,789     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,724 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 76  | 3,327 | 2,662 |
| Wood Balcony | 123 | 5,385 | 4,308 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 144,308 115,438

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 357,858

2026 Est. T.C.V. 006-705-006-00 = 707,858

Est. TCV/Total Floor Area = 797.14, Most recent sale 02/20/2025 for 725,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 341,800                 | 341,800 | 341,800   | 155,461        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 10,900                  | 1,200   | 0         | 10,900         | 187,539     | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 353,900                 | 353,900 | 353,900   | 170,558        | 353,900     | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-705-007-00   | 2026 Est. T.C.V.    | SUKOSKY DAVID D & JANE |
| Property Class: 407 |                     | 13 GREAT LKS           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L423 P371/96 L599 P694 & 699 L599 P704/01 L705 P695/03 L820 P69/04 APARTMENT 7  
 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485  
 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND  
 SEC 14 T29N R14W.

Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage    | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|-------------|-------------|-------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 870/882SQFT | \$340       | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|             | 0.00        | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 118,498  | 100,711    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,832 |
|--------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 76  | 3,327 | 2,828 |
| Wood Balcony | 123 | 5,385 | 4,577 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|

Totals: 144,308 122,649

Notes: 2ND "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 380,212

2026 Est. T.C.V. 006-705-007-00 = 730,212

Est. TCV/Total Floor Area = 822.31, Most recent sale 07/15/2024 for 749,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 367,400                 | 367,400 | 367,400 | 367,400      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -2,300  | 0       | 0            | -2,300         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 365,100                 | 365,100 | 365,100 | 377,319      | 365,100        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-705-008-00   | 2026 Est. T.C.V.    | CAHILL LESLIE A LIVING TRUST |
| Property Class: 407 |                     | 15 GREAT LKS                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L330 P173 L585 P142 L595 P795&800&805&810 L670 P313/02 L801 P129/04 APARTMENT 8  
 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485  
 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND  
 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth  | Rate    | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|-------|--------|---------|-------|--------|---------|
| GREAT LAKE 1130 SQFT                     | \$450K   | 1     | Units | 450000 | 0.00000 | 100   |        | 450,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |        |         |       |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753  |          |            |
| Total:    |          |            |      | 130,577  | 110,972    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,776 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,577 |
| Wood Balcony | 132 | 5,779 | 4,912 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|

##### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 4,250 |
|----------------|--|-------|-------|

Totals: 168,340 143,069

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 443,514

2026 Est. T.C.V. 006-705-008-00 = 893,514

Est. TCV/Total Floor Area = 790.72, Most recent sale 08/07/2009 for 515,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 413,200       | 413,200    | 413,200 | 265,149      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 7,159          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 446,800       | 446,800    | 446,800 | 272,308      | 272,308        | 0       |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-705-009-00   | 2026 Est. T.C.V.    | PLAIN BRADLEY D & LAUREN |
| Property Class: 407 |                     | 17 GREAT LKS             |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L279 P781/87 L726 P647/03 APARTMENT 9 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage    | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|-------------|-------------|-------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 870/882SQFT | \$340       | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|             | 0.00        | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 880 SF Floor Area = 880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 880    |          |            |
|         |          |            | Total: | 117,610  | 94,094     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,724 |
|--------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,308 |
| Wood Balcony | 76  | 3,327 | 2,662 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

#### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 8,000 |
|----------|--|--------|-------|

Totals: 153,420 122,743

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 380,503

2026 Est. T.C.V. 006-705-009-00 = 730,503

Est. TCV/Total Floor Area = 830.12, Most recent sale 06/30/2025 for 725,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 371,400       | 371,400        | 371,400 | 165,614      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -2,100         | 4,000   | 0            | 201,470        | 1,784   |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 365,300       | 365,300        | 365,300 | 168,253      | 365,300        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-010-00   | 2026 Est. T.C.V.    | NOBLE SHOT LLC       |
| Property Class: 407 |                     | 19 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L246 P748/84 L299 P209/89 L428 P700/96 L836 P255/04 APARTMENT 10 GREAT LAKES  
 CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND  
 L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 870/882S | QFT\$340    | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|             | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 880 SF Floor Area = 880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 880    |          |            |
|         |          |            | Total: | 117,610  | 94,094     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,724 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,308 |
| Wood Balcony | 76  | 3,327 | 2,662 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

##### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 8,000 |
|----------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 153,420 | 122,743 |
|---------|---------|---------|

Notes: 2ND "A REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 380,503

2026 Est. T.C.V. 006-705-010-00 = 730,503

Est. TCV/Total Floor Area = 830.12, Most recent sale 07/16/2025 for 749,900

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 371,100       | 371,100    | 371,100 | 331,363      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -5,800     | 0       | 0            | 33,937         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 365,300       | 365,300    | 365,300 | 340,309      | 365,300        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-011-00   | 2026 Est. T.C.V.    | NILES DOLLY S TRUST  |
| Property Class: 407 |                     | 21 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L278 P367 L458 P052/97 APARTMENT 11 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| GREAT LAKE 1273 SQFT | \$510K   |       | 1 Units     | 510000 | 0.00000    | 100          |        | 510,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 510,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard, Air Conditioning  
 Ground Area = 753 SF Floor Area = 1262 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
| 1 Story   | Siding   | Overhang   | 132    |          |            |
|           |          |            | Total: | 152,899  | 129,953    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,233  |
| 3 Fixture Bath     | 3 | 13,700 | 11,645 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,776 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,577 |
| Wood Balcony | 132 | 5,779 | 4,912 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|

### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 4,250 |
|----------------|--|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 195,229 | 165,932 |
|---------|---------|---------|

Notes: 3RD & MEZZ "C REV" UNIT TYPE

|                                            |         |
|--------------------------------------------|---------|
| ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: | 514,389 |
|--------------------------------------------|---------|

2026 Est. T.C.V. 006-705-011-00 = 1,024,389

Est. TCV/Total Floor Area = 811.72, Most recent sale 07/15/2024 for 1,025,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 513,700       | 513,700    | 513,700 | 513,700      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -1,500     | 0       | 0            | -1,500         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 512,200       | 512,200    | 512,200 | 527,569      | 512,200        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-705-012-00   | 2026 Est. T.C.V.    | WAGNER MARK & LINDA TRUST |
| Property Class: 407 |                     | 23 GREAT LKS              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L275 P610 L441 P050/97 APARTMENT 12 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage    | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|-------------|-------------|-------------|-------|-------|------------|--------------|--------|---------|
| GREAT LAKE  | 870/882SQFT | \$340       | 1     | Units | 350000     | 0.00000      | 100    | 350,000 |
|             | 0.00        | Total Acres |       |       | Total Est. | Land Value = |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 880 SF Floor Area = 880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 880    |          |            |
|         |          |            | Total: | 117,610  | 88,204     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,616 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,039 |
| Wood Balcony | 76  | 3,327 | 2,495 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 143,420 107,559

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 333,433

2026 Est. T.C.V. 006-705-012-00 = 683,433

Est. TCV/Total Floor Area = 776.63, Most recent sale 03/21/1997 for 139,500

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 332,600                 | 332,600 | 332,600   | 128,102        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,100   | 0         | 3,458          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 341,700                 | 341,700 | 341,700   | 131,560        | 131,560     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-013-00   | 2026 Est. T.C.V.    | HOMESTEAD TRUST      |
| Property Class: 407 |                     | 25 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L381 P747 L403 P861 L437 P566/97 L607 P490/01 L895 P810/06 APARTMENT 13 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage    | Depth       | Front | Depth | Rate                    | %Adj.   | Reason | Value   |
|-------------|-------------|-------------|-------|-------|-------------------------|---------|--------|---------|
| GREAT LAKE  | 870/882SQFT | \$340       | 1     | Units | 350000                  | 0.00000 | 100    | 350,000 |
|             | 0.00        | Total Acres |       |       | Total Est. Land Value = |         |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 880 SF Floor Area = 880 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 880    |          |            |
|         |          |            | Total: | 117,610  | 88,204     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,616 |
|--------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,039 |
| Wood Balcony | 76  | 3,327 | 2,495 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 143,420 107,559

Notes: 2ND "A " UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCv: 333,433

2026 Est. T.C.V. 006-705-013-00 = 683,433

Est. TCv/Total Floor Area = 776.63, Most recent sale 11/16/2005 for 0

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 340,600                 | 340,600 | 340,600 | 138,711      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 1,100   | 0       | 0            | 3,745          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 341,700                 | 341,700 | 341,700 | 142,456      | 142,456        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-705-014-00   | 2026 Est. T.C.V.    | BARTON BRUCE D & CARYL A |
| Property Class: 407 |                     | 27 GREAT LKS             |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L266 P155/86 L310 P950/90 L567 P375/01 APARTMENT 14 GREAT LAKES CONDOMINIUM REC  
 IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897  
 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| GREAT LAKE 1130 SQFT | \$450K   |       | 1           | Units | 450000     | 0.00000 | 100          | 450,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 97,911     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,567 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,039 |
| Wood Balcony | 132 | 5,779 | 4,334 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 163,340 122,481

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 379,691

2026 Est. T.C.V. 006-705-014-00 = 829,691

Est. TCV/Total Floor Area = 734.24, Most recent sale 02/11/2022 for 330,175

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 377,000                 | 377,000 | 377,000   | 243,779        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 37,800  | 0         | 6,582          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 414,800                 | 414,800 | 414,800   | 250,361        | 250,361     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-705-015-00   | 2026 Est. T.C.V.    | MYKALA JOHN F & KAY M |
| Property Class: 407 |                     | 29 GREAT LKS          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L287 P256 L308 P980 L395 P329/94 APARTMENT 15 GREAT LAKES CONDOMINIUM REC IN  
 LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966  
 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth          | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|----------------|------|-------|-------------------------|---------|
| GREAT LAKE 603 SQ FT |          |       | 1 Units     | 2400000.000000 | 100  |       |                         | 240,000 |
|                      |          | 0.00  | Total Acres |                |      |       | Total Est. Land Value = | 240,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 602 SF Floor Area = 602 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 602    |          |            |
|         |          |            | Total: | 84,493   | 63,360     |

#### Other Additions/Adjustments

|                    |   |             |
|--------------------|---|-------------|
| Plumbing           |   |             |
| Average Fixture(s) | 1 | 1,451 1,088 |

|              |     |             |
|--------------|-----|-------------|
| Deck         |     |             |
| Treated Wood | 100 | 2,510 1,882 |

|              |     |             |
|--------------|-----|-------------|
| Balcony      |     |             |
| Wood Balcony | 167 | 7,311 5,483 |

|              |   |             |
|--------------|---|-------------|
| Water/Sewer  |   |             |
| Public Water | 1 | 1,494 1,120 |
| Public Sewer | 1 | 1,494 1,120 |

|                  |   |             |
|------------------|---|-------------|
| Built-Ins        |   |             |
| Appliance Allow. | 1 | 2,767 2,075 |

|                |   |             |
|----------------|---|-------------|
| Fireplaces     |   |             |
| Prefab 2 Story | 1 | 3,170 2,377 |

Totals: 104,690 78,505

Notes: 1ST LEVEL "B REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 243,366

2026 Est. T.C.V. 006-705-015-00 = 483,366

Est. TCV/Total Floor Area = 802.93, Most recent sale 04/17/2020 for 225,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 235,900                 | 235,900 | 235,900   | 118,708        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,800   | 0         | 3,205          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 241,700                 | 241,700 | 241,700   | 121,913        | 121,913     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-016-00   | 2026 Est. T.C.V.    | CAPA LLC             |
| Property Class: 407 |                     | 30 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L400 P598/95 L628 P545/02 L632 P230/02 APARTMENT 16 GREAT LAKES CONDOMINIUM REC  
 IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897  
 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|-----------|--------|-------------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1           | Units | 450000     | 0.00000 | 100          | 450,000 |
|             |           | 0.00   | Total Acres |       | Total Est. |         | Land Value = | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 565 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 565    |          |            |
|         |          |            | Total: | 139,499  | 104,625    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 78 | 2,190 | 1,642 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 167 | 7,311 | 5,483 |
| Wood Balcony | 154 | 6,742 | 5,056 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 175,251 131,436

Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 407,452

2026 Est. T.C.V. 006-705-016-00 = 857,452

Est. TCV/Total Floor Area = 758.81, Most recent sale 12/24/2013 for 427,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 390,700                 | 390,700 | 390,700 | 249,791      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 38,000  | 0       | 0            | 6,744          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 428,700                 | 428,700 | 428,700 | 256,535      | 256,535        | 0       |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-705-017-02   | 2026 Est. T.C.V.    | CHESTERFIELD JOHN L ET AL |
| Property Class: 407 |                     | 33 GREAT LKS              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

UNIT 17 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS  
 L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH  
 AMEND SEC 14 T29N R14W. DESIGNATED AS LEE LANAU COUNTY SUBDIVISION PLAN NO 6,  
 TOGETHER WITH ALL RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS  
 AS SET FORTH IN THE ABOVE MASTER DEED AS DESCRIBED IN ACT 229 OF THE PUBLIC ACTS  
 OF 1963, AS AMENDED  
 COMBINED INTEREST SPLITS ON 01/26/2021 FROM 006-705-017-00, 006-705-017-01;

Split/Comb. on 01/26/2021 completed 01/26/2021 TIM ;  
 Parent Parcel(s): 006-705-017-00, 006-705-017-01;  
 Child Parcel(s): 006-705-017-02;  
 -----

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| GREAT LAKE 1130 SQFT | \$450K   |       | 1           | Units | 450000.00000            | 100   |        | 450,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 97,911     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,567 |
|--------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,039 |
| Wood Balcony | 132 | 5,779 | 4,334 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 163,340 | 122,481 |
|---------|---------|---------|

Notes: 3RD & MEZZ "C REV" UNIT TYPE

|                                            |         |
|--------------------------------------------|---------|
| ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: | 379,691 |
|--------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-705-017-02 | = | 829,691 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 734.24

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |  |
|-------------------------|---------|-----------|----------------|--------|--|--|
| 377,000                 | 377,000 | 377,000   | 195,900        | 2.70   |  |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |  |
| 0                       | 37,800  | 0         | 5,289          | 0      |  |  |

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Parcel Number: 45-006-705-017-02Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 414,800       | 414,800 | 414,800 | 201,189 | 201,189     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-705-018-00   | 2026 Est. T.C.V.    | MYKALA JON S & MICHELLE |
| Property Class: 407 |                     | 35 GREAT LKS            |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L232 P528/82 L335 P397/92 L643 P829/02 APARTMENT 18 GREAT LAKES CONDOMINIUM REC  
 IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897  
 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage    | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|-------------|-------------|-------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 870/882SQFT | \$340       | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|             | 0.00        | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 128,186  | 96,129     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,616 |
|--------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,039 |
| Wood Balcony | 76  | 3,327 | 2,495 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

#### Lump Sum Items

|          |  |   |   |
|----------|--|---|---|
| END UNIT |  | 1 | 1 |
|----------|--|---|---|

Totals: 153,997 115,485

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 358,004

2026 Est. T.C.V. 006-705-018-00 = 708,004

Est. TCV/Total Floor Area = 797.30, Most recent sale 05/03/2002 for 300,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 351,400       | 351,400        | 351,400 | 135,330      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 2,600          | 0       | 0            | 3,653          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 354,000       | 354,000        | 354,000 | 138,983      | 138,983        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-705-019-00   | 2026 Est. T.C.V.    | DRISCOLL ELIZABETH C TRUST |
| Property Class: 407 |                     | 37 GREAT LKS               |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L300 P215 L362 P895 L386 P207/94 L595 P417/01 L674 P865/02 L731 P599/03  
 APARTMENT 19 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521  
 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND  
 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 870/882S | QFT\$340    | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|             | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 128,186  | 108,951    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,832 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,577 |
| Wood Balcony | 76  | 3,327 | 2,828 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,694 |
|----------------|---|-------|-------|

##### Lump Sum Items

|          |  |   |   |
|----------|--|---|---|
| END UNIT |  | 1 | 1 |
|----------|--|---|---|

Totals: 153,997 130,890

Notes: 2ND "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 405,759

2026 Est. T.C.V. 006-705-019-00 = 755,759

Est. TCV/Total Floor Area = 851.08, Most recent sale 11/20/2015 for 330,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 378,200       | 378,200    | 378,200 | 167,638      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -300       | 0       | 0            | 4,526          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 377,900       | 377,900    | 377,900 | 172,164      | 172,164        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-705-020-00   | 2026 Est. T.C.V.    | LEWRY THOMAS A & RITA D |
| Property Class: 407 |                     | 39 GREAT LKS            |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L258 P638 L437 P647-649/97 APARTMENT 20 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|-----------|--------|-------------|-------|------------|---------|--------------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1           | Units | 450000     | 0.00000 | 100          | 450,000 |
|             |           | 0.00   | Total Acres |       | Total Est. |         | Land Value = | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 104,453    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,672 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,308 |
| Wood Balcony | 132 | 5,779 | 4,623 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 4,000 |
|----------------|--|-------|-------|

Totals: 168,340 134,663

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 417,455

2026 Est. T.C.V. 006-705-020-00 = 867,455

Est. TCV/Total Floor Area = 767.66, Most recent sale 01/17/2008 for 572,500

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 398,000       | 398,000        | 398,000 | 255,506      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 35,700         | 0       | 0            | 6,898          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 433,700       | 433,700        | 433,700 | 262,404      | 262,404        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-705-021-00   | 2026 Est. T.C.V.    | MYKALA MARK & BARTMAN JAMIE |
| Property Class: 407 |                     | 41 GREAT LKS                |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

APARTMENT 21 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521  
 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND  
 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| GREAT LAKE 870/882SQFT | \$340    |       | 1           | Units | 350000     | 0.00000 | 100          | 350,000 |
|                        |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 118,498  | 94,789     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,724 |
|--------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 125 | 5,473 | 4,378 |
| Wood Balcony | 76  | 3,327 | 2,662 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

#### Lump Sum Items

|          |  |   |   |
|----------|--|---|---|
| END UNIT |  | 1 | 1 |
|----------|--|---|---|

Totals: 144,397 115,509

Notes: 1ST "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 358,078

2026 Est. T.C.V. 006-705-021-00 = 708,078

Est. TCV/Total Floor Area = 797.39, Most recent sale 02/15/2025 for 700,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 354,800       | 354,800        | 354,800 | 180,049      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -800           | 0       | 0            | 173,951        | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 354,000       | 354,000        | 354,000 | 184,910      | 354,000        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-022-00   | 2026 Est. T.C.V.    | GREAT LAKES 41 LLC   |
| Property Class: 407 |                     | 43 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L233 P831/82 APARTMENT 22 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82  
 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| GREAT LAKE 1130 SQFT | \$450K   |       | 1 Units     | 450000 | 0.00000    | 100          |        | 450,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 97,911     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 76 | 2,155 | 1,616 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 125 | 5,473 | 4,105 |
| Wood Balcony | 131 | 5,735 | 4,301 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

##### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 3,750 |
|----------------|--|-------|-------|

Totals: 168,449 126,313

Notes: 2ND & MEZZ "D" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 391,570

2026 Est. T.C.V. 006-705-022-00 = 841,570

Est. TCV/Total Floor Area = 744.75, Most recent sale 06/30/2023 for 710,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 383,000       | 383,000        | 383,000 | 363,530      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 37,800         | 0       | 0            | 9,815          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 420,800       | 420,800        | 420,800 | 373,345      | 373,345        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-705-023-00   | 2026 Est. T.C.V.    | COLLINS LYNDA M TRUST |
| Property Class: 407 |                     | 45 GREAT LKS          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L282 P268/87 APARTMENT 23 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82  
 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| GREAT LAKE 603 SQ FT |          |       | 1           | Units | 2400000.000000          | 100   |        | 240,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 240,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 603 SF Floor Area = 603 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 603     |          |            |
|                             |                    |            | Total:  | 84,624   | 63,458     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 100     | 2,510    | 1,882      |
| Balcony                     |                    |            |         |          |            |
|                             | Wood Balcony       |            | 167     | 7,311    | 5,483      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Prefab 2 Story     |            | 1       | 3,170    | 2,377      |
|                             |                    |            | Totals: | 104,821  | 78,603     |

Notes: 1ST "B REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 243,669

2026 Est. T.C.V. 006-705-023-00 = 483,669

Est. TCV/Total Floor Area = 802.10, Most recent sale 12/28/2007 for 240,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 236,100                 | 236,100 | 236,100 | 109,654      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 5,700   | 0       | 0            | 2,960          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 241,800                 | 241,800 | 241,800 | 112,614      | 112,614        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-705-024-00   | 2026 Est. T.C.V.    | CLARK DONALD F & CAROL A |
| Property Class: 407 |                     | 46 GREAT LKS             |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L219 P753/80 L286 P788/88 APARTMENT 24 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|-----------|--------|-------------|--------|------------|-------|--------------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1 Units     | 450000 | 0.00000    | 100   |              | 450,000 |
|             |           | 0.00   | Total Acres |        | Total Est. |       | Land Value = | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 565 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 565    |          |            |
|         |          |            | Total: | 139,499  | 104,625    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,567 |
| Treated Wood | 71 | 2,090 | 1,567 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 167 | 7,311 | 5,483 |
| Wood Balcony | 154 | 6,742 | 5,056 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 177,241 132,928

Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 412,077

2026 Est. T.C.V. 006-705-024-00 = 862,077

Est. TCV/Total Floor Area = 762.90

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 393,200                 | 393,200 | 393,200 | 159,131      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 37,800  | 0       | 0            | 4,296          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 431,000                 | 431,000 | 431,000 | 163,427      | 163,427        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-705-025-00   | 2026 Est. T.C.V.    | SIMONDS RICHARD R & MARTHA S |
| Property Class: 407 |                     | 49 GREAT LKS                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L312 P589 L312 P656&657 L339 P105&106/92 APARTMENT 25 GREAT LAKES CONDOMINIUM  
 REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND  
 L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| GREAT LAKE 1130 SQFT | \$450K   |       | 1           | Units | 450000     | 0.00000 | 100          | 450,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 104,453    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,672 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,308 |
| Wood Balcony | 131 | 5,735 | 4,588 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 163,296 130,628

Notes: 3RD MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 404,947

2026 Est. T.C.V. 006-705-025-00 = 854,947

Est. TCV/Total Floor Area = 756.59, Most recent sale 07/01/1990 for 159,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 391,700                 | 391,700 | 391,700   | 148,855        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 35,800  | 0         | 4,019          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 427,500                 | 427,500 | 427,500   | 152,874        | 152,874     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-705-026-00   | 2026 Est. T.C.V.    | SARKESIAN MATT & LISA |
| Property Class: 407 |                     | 51 GREAT LKS          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L285 P239 L338 P136/92 L647 P959/02 L893 P709/06 APARTMENT 26 GREAT LAKES  
 CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND  
 L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| GREAT LAKE 603 SQ FT |          |       | 1           | Units | 240000                  | 0.00000 | 100    | 240,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 240,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 603 SF Floor Area = 603 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 603     |          |            |
|                             |                    |            | Total:  | 84,624   | 63,458     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 100     | 2,510    | 1,882      |
| Balcony                     |                    |            |         |          |            |
|                             | Wood Balcony       |            | 167     | 7,311    | 5,483      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Prefab 2 Story     |            | 1       | 3,170    | 2,377      |
|                             |                    |            | Totals: | 104,821  | 78,603     |

Notes: 1ST "B" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 243,669

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-705-026-00                                             | =       | 483,669   |
| Est. TCV/Total Floor Area = 802.10, Most recent sale 02/26/2020 for 233,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 236,100                                                                     | 236,100 | 236,100   |
|                                                                             |         | 118,825   |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 5,700   | 0         |
|                                                                             |         | 3,208     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 241,800                                                                     | 241,800 | 241,800   |
|                                                                             |         | 122,033   |
|                                                                             |         | 122,033   |
|                                                                             |         | 0         |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-705-027-00   | 2026 Est. T.C.V.    | BUCKLEY BRENDON F & ALICIA D |
| Property Class: 407 |                     | 52 GREAT LKS                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L284 P430 L487 P439/98 APARTMENT 27 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|-----------|--------|-------------|--------|------------|-------|--------------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1 Units     | 450000 | 0.00000    | 100   |              | 450,000 |
|             |           | 0.00   | Total Acres |        | Total Est. |       | Land Value = | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 565 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 565    |          |            |
|         |          |            | Total: | 139,499  | 104,625    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,567 |
| Treated Wood | 71 | 2,090 | 1,567 |

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 167 | 7,311 | 5,483 |
| Wood Balcony | 154 | 6,742 | 5,056 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 177,241 132,928

Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 412,077

2026 Est. T.C.V. 006-705-027-00 = 862,077

Est. TCV/Total Floor Area = 762.90, Most recent sale 11/07/2019 for 400,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 393,200                 | 393,200 | 393,200 | 251,338      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 37,800  | 0       | 0            | 6,786          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 431,000                 | 431,000 | 431,000 | 258,124      | 258,124        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-705-028-00   | 2026 Est. T.C.V.    | DANGELO SCOTT L & ANNE-MARIE W |
| Property Class: 407 |                     | 55 GREAT LKS                   |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L454 P338 L454 P355/97 APARTMENT 28 GREAT LAKES CONDOMINIUM REC IN LIBER 180  
 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-------------|-----------|--------|-------------|-------|-------------------------|-------|--------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1           | Units | 450000.00000            | 100   |        | 450,000 |
|             |           | 0.00   | Total Acres |       | Total Est. Land Value = |       |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 136,097  | 122,491    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 71 | 2,090 | 1,881 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 123 | 5,385 | 4,846 |
| Wood Balcony | 132 | 5,779 | 5,201 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,853 |
|----------------|---|-------|-------|

Totals: 167,350 150,618

Notes: 3RD MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 466,916

2026 Est. T.C.V. 006-705-028-00 = 916,916

Est. TCV/Total Floor Area = 811.43, Most recent sale 03/10/2017 for 455,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 427,300                 | 427,300 | 427,300   | 290,313        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 31,200  | 0         | 7,838          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 458,500                 | 458,500 | 458,500   | 298,151        | 298,151     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-705-029-00   | 2026 Est. T.C.V.    | ANN ARBOR HOMESTEAD  |
| Property Class: 407 |                     | 57 GREAT LKS         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L299 P749/89 APARTMENT 29 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82  
 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND  
 L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| GREAT LAKE 870/882SQFT | \$340    |       | 1           | Units | 350000     | 0.00000      | 100    | 350,000 |
|                        |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 888 SF Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 888    |          |            |
|         |          |            | Total: | 118,498  | 88,866     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 78 | 2,190 | 1,642 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 125 | 5,473 | 4,105 |
| Wood Balcony | 76  | 3,327 | 2,495 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

### Lump Sum Items

|          |  |   |   |
|----------|--|---|---|
| END UNIT |  | 1 | 1 |
|----------|--|---|---|

Totals: 144,432 108,314

Notes: 1ST "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 335,773

2026 Est. T.C.V. 006-705-029-00 = 685,773

Est. TCV/Total Floor Area = 772.27

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 342,000       | 342,000        | 342,000 | 123,273      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 900            | 0       | 0            | 3,328          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 342,900       | 342,900        | 342,900 | 126,601      | 126,601        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-705-030-00   | 2026 Est. T.C.V.    | ARMSTRONG RICHARD L FAMILY TRUST |
| Property Class: 407 |                     | 59 GREAT LKS                     |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L399 P228/95 L595 P773&775&780&785&790/01 L810 P966/04 APARTMENT 30 GREAT LAKES  
 CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND  
 L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14  
 T29N R14W.

# Land Value Estimates for Land Table H705.H705 GREAT LAKES

\* Factors \*

| Description | Frontage  | Depth  | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-------------|-----------|--------|-------------|--------|-------------------------|-------|--------|---------|
| GREAT LAKE  | 1130 SQFT | \$450K | 1 Units     | 450000 | 0.00000                 | 100   |        | 450,000 |
|             |           | 0.00   | Total Acres |        | Total Est. Land Value = |       |        | 450,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 753 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 753    |          |            |
|           |          |            | Total: | 130,577  | 97,911     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 72 | 2,103 | 1,577 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 125 | 5,473 | 4,105 |
| Wood Balcony | 131 | 5,735 | 4,301 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 3,750 |
|----------------|--|-------|-------|

Totals: 166,887 125,141

Notes: 2ND & MEZZ "D" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 387,937

2026 Est. T.C.V. 006-705-030-00 = 837,937

Est. TCV/Total Floor Area = 741.54, Most recent sale 06/25/2004 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 380,300                 | 380,300 | 380,300   | 187,282        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 38,700  | 0         | 5,056          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 419,000                 | 419,000 | 419,000   | 192,338        | 192,338     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-710-001-00   | 2026 Est. T.C.V.    | WINDEMULLER MARK H & CAROL |
| Property Class: 401 |                     | 7528 S BIRCHWAY DR         |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L979P689 L284 P855 L406 P71&72 L452 P837/97 LOTS 1 & 22 & ALSO PRT OF LOT 21 BEG NE COR LOT 21 TH S 39 DEG 20'36" W 112.07 FT ALG LN COMMON TO LOTS 21 & 22 TH 26.59 FT ALG ARC OF 16.50 FT RADIUS CURVE TO RIGHT CH-N 79 DEG 09'18" W 23.81 FT ALG SLY LN LOT 21 TH N 34 DEG 53'45" W 5.00 FT ALG SWLY LOT LN SD LOT 21 TH N 51 DEG 14'40" E 124.75 FT TO POB HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

ON CHANEL BROOKS LK

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason           | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|------------------|-----------------------------------|
| A 100' @ 20000/                         | 100.00   | 200.00 | 0.9390 | 0.7311 | 20000 | 100   |                  | 1,373,090                         |
| A 100' @ 20000/                         | 52.00    | 150.00 | 0.9390 | 0.6804 | 20000 | 100   | BROOKS LAKE SITE | 664,458                           |
| 152 Actual Front Feet, 0.64 Total Acres |          |        |        |        |       |       |                  | Total Est. Land Value = 2,037,548 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 48.91    | 50   | 50     | 1,223      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 2    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,223      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1762 SF Floor Area = 3194 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior  | Foundation  | Size  | Cost New | Depr. Cost |
|---------|-----------|-------------|-------|----------|------------|
| 2 Story | Pine Logs | Crawl Space | 1,432 |          |            |
| 1 Story | Pine Logs | Crawl Space | 330   |          |            |
| Total:  |           |             |       | 482,346  | 337,642    |

#### Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 40 | 1,834 | 1,284 |

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 6,716 | 4,701 |
| 2 Fixture Bath | 2 | 8,999 | 6,299 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEF (1 Story) | 210 | 20,950 | 14,665 |
| WCP (1 Story)  | 110 | 7,093  | 4,965  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,946 |
|------------------|---|-------|-------|

#### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 774 | 10,658 | 7,461 |
|--------------|-----|--------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 563,123 394,186

Notes: 7528



Parcel Number: 45-006-710-001-00

Page: 2

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,064,302

Cost Est. for Res. Bldg: 2 Single Family LOG Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1271 SF Floor Area = 2542 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|---------|-----------|-------------|--------|----------|------------|
| 2 Story | Pine Logs | Crawl Space | 1,271  |          |            |
|         |           |             | Total: | 412,952  | 289,065    |

## Other Additions/Adjustments

|              |  |  |     |        |        |
|--------------|--|--|-----|--------|--------|
| Exterior     |  |  |     |        |        |
| Stone Veneer |  |  | 432 | 19,803 | 13,862 |

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,495 |
| 2 Fixture Bath     |  |  | 1 | 4,500 | 3,150 |

|                      |  |  |   |       |       |
|----------------------|--|--|---|-------|-------|
| Water/Sewer          |  |  |   |       |       |
| 1000 Gal Septic      |  |  | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet |  |  | 1 | 6,514 | 4,560 |

|              |  |  |     |        |        |
|--------------|--|--|-----|--------|--------|
| Balcony      |  |  |     |        |        |
| Wood Balcony |  |  | 372 | 20,307 | 14,215 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 2,783 |

|                  |  |  |   |        |       |
|------------------|--|--|---|--------|-------|
| Fireplaces       |  |  |   |        |       |
| Exterior 2 Story |  |  | 1 | 10,342 | 7,239 |

|               |  |  |     |        |        |
|---------------|--|--|-----|--------|--------|
| Porches       |  |  |     |        |        |
| CCP (1 Story) |  |  | 743 | 28,687 | 20,081 |

Totals: 514,758 360,329

Notes: 7527 S BIRCHWAY DR FOR GARAGE W SEPARATGE POWER SUPPLY

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 972,888

2026 Est. T.C.V. 006-710-001-00 = 4,080,961

Est. TCV/Total Floor Area = 711.46, Most recent sale 06/30/1995 for 685,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2,007,500     | 2,007,500      | 2,007,500 | 814,099      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,000         | 0         | 0            | 21,980         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,040,500     | 2,040,500      | 2,040,500 | 836,079      | 836,079        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-002-00   | 2026 Est. T.C.V.    | WESTBAY JACQUELYN B  |
| Property Class: 401 |                     | 7520 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L278 P551 L281 P376 L425 P304/96 LOT 2 HARBOR ISLAND SUBDIVISION SEC 31  
T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| A 100' @ 20000/        | 100.00   | 165.00      | 1.0873 | 0.6968 | 20000      | 100   |              | 1,515,157 |
| 100 Actual Front Feet, | 0.38     | Total Acres |        |        | Total Est. |       | Land Value = | 1,515,157 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Dock: Light posts                        | 55.62    | 800  | 0      | 0                       |
| D/W/P: Crushed Rock                      | 2.67     | 1200 | 0      | 0                       |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100    | 5,000                   |
| BOAT HOIST                               | 2,000.00 | 1    | 0      | 0                       |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 5,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 2340 SF Floor Area = 3768 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,340 |          |            |
| 1 Story    | Siding   | Overhang    | 843   |          |            |
|            |          | Total:      |       | 624,700  | 530,996    |

Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 700 | 35,581 | 30,244 |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |
| Separate Shower    | 1 | 3,123  | 2,655  |

Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 5,109  |
| Water Well, 200 Feet | 1 | 13,136 | 11,166 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 101 | 4,341  | 3,690  |
| CGEP (1 Story) | 206 | 20,654 | 17,556 |
| WCP (1 Story)  | 58  | 5,245  | 4,458  |

Balcony

|              |     |        |        |
|--------------|-----|--------|--------|
| Wood Balcony | 206 | 12,519 | 10,641 |
|--------------|-----|--------|--------|

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 884 | 59,502 | 50,577 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |
| Door Opener         | 2   | 1,504  | 1,278  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,163 |
|------------------|---|-------|-------|

Parcel Number: 45-006-710-002-00

Page: 2

## Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 999 | 14,356 | 12,203 |
|--------------|-----|--------|--------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 844,200 | 717,570 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,937,439

---

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-710-002-00 | = | 3,457,596 |
|---------------------------------|---|-----------|

|                                                                             |
|-----------------------------------------------------------------------------|
| Est. TCV/Total Floor Area = 917.62, Most recent sale 06/13/1996 for 416,666 |
|-----------------------------------------------------------------------------|

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 1,696,200               | 1,696,200 | 1,696,200 | 677,144        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 32,600    | 0         | 18,282         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 1,728,800               | 1,728,800 | 1,728,800 | 695,426        | 695,426     | 695,426 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-710-003-00   | 2026 Est. T.C.V.    | NICHOLS RONALD N & ELAYNE T & |
| Property Class: 401 |                     | 7498 S BIRCHWAY DR            |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

979P689 L254 P655/85 LOT 3 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

## Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| A 100' @ 20000/        | 100.00   | 170.00      | 1.0873 | 0.7020 | 20000      | 100   |              | 1,526,508 |
| 100 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. |       | Land Value = | 1,526,508 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 21.35    | 1000 | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.01     | 2000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

|                            |               |         |       |          |
|----------------------------|---------------|---------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 2 STORY | Cls B | Blt 1985 |
|----------------------------|---------------|---------|-------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2224 SF Floor Area = 3776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,552 |          |            |
| 1 Story | Siding   | Crawl Space | 432   |          |            |
| 1 Story | Siding   | Crawl Space | 240   |          |            |
| Total:  |          |             |       | 657,709  | 526,167    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,606  |
| 3 Fixture Bath     | 2 | 20,550 | 16,440 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480  |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

## Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 55   | 2,019  | 1,615  |
| Treated Wood | 1593 | 22,891 | 18,313 |

## Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 552 | 34,031 | 27,225 |
| Common Wall: 1 Wall | 1   | -3,126 | -2,501 |
| Door Opener         | 2   | 1,504  | 1,203  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,683 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 775,091 | 620,073 |
|---------|---------|---------|

## Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 1,674,197

2026 Est. T.C.V. 006-710-003-00

= 3,208,205

Est. TCV/Total Floor Area = 849.63

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 45-006-710-003-00

Page: 2

|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 1,567,600 | 1,567,600 | 1,567,600      | 443,732   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 36,500         | 0         | 0         | 11,980         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,604,100 | 1,604,100      | 1,604,100 | 455,712   | 455,712        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-004-00   | 2026 Est. T.C.V.    | BIRCHWAY COMPANY LLC |
| Property Class: 401 |                     | 7476 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L280 P742 L314 P113 L336 P956&960/92 L329 P433&435 L356 P501&502/93  
 L816 P388 &390/04 DESCR REVISED FOR 2004 & 2005 LOTS 4 & 5 HARBOR ISLAND  
 SUBDIVISION SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \* 2 LOTS 4 & 5

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| A 100' @ 20000/        | 192.09   | 181.62      | 0.8652 | 0.7137 | 20000                   | 100   |        | 2,372,215 |
| 192 Actual Front Feet, | 0.80     | Total Acres |        |        | Total Est. Land Value = |       |        | 2,372,215 |

Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31  | 3135 | 0      | 0          |
| Wood Frame          | 38.37 | 49   | 50     | 940        |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,940      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1962

(11) Heating System: Forced Heat & Cool

Ground Area = 1815 SF Floor Area = 3860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,815 |          |            |
| 1 Story | Siding   | Overhang    | 60    |          |            |
| 1 Story | Siding   | Overhang    | 44    |          |            |
| 1 Story | Siding   | Overhang    | 22    |          |            |
| 1 Story | Siding   | Overhang    | 24    |          |            |
| 1 Story | Siding   | Overhang    | 80    |          |            |
|         |          | Total:      |       | 450,244  | 292,676    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 295 | 14,517 | 9,436 |
|----------------|-----|--------|-------|

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 124  | 2,969  | 1,930  |
| Treated Wood | 1734 | 22,525 | 14,641 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 563 | 28,888 | 18,777 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -858   |
| Door Opener           | 1   | 537    | 349    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 16,049 | 10,432 |
|------------------|---|--------|--------|

Totals: 558,389 362,970

Parcel Number: 45-006-710-004-00

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Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 980,019

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 2026 Est. T.C.V. 006-710-004-00 = 3,358,174

Est. TCV/Total Floor Area = 869.99, Most recent sale 07/09/2004 for 1

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,659,600     | 1,659,600      | 1,659,600 | 1,200,159    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,500         | 0         | 0            | 32,404         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,679,100     | 1,679,100      | 1,679,100 | 1,232,563    | 1,232,563      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-006-00   | 2026 Est. T.C.V.    | BOHMER DAVID A TRUST |
| Property Class: 401 |                     | 7454 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L285 P292 L303 P732 L363 P665 L496 P905 LOTS 6 16 & 17 HARBOR ISLAND  
SUBDIVISION SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

|                                         |          | * Factors * |        | LOTS 6, 16 & 17 |                         |           |
|-----------------------------------------|----------|-------------|--------|-----------------|-------------------------|-----------|
| Description                             | Frontage | Depth       | Front  | Depth           | Rate %Adj. Reason       | Value     |
| A 100' @ 20000/                         | 91.00    | 168.99      | 0.7590 | 0.7010          | 20000 100               | 968,232   |
| B 100' @ 2800/                          | 100.27   | 166.99      | 0.7534 | 1.0646          | 2800 100 LOT 16         | 225,199   |
| B 100' @ 2800/                          | 88.01    | 147.99      | 0.7534 | 1.0329          | 2800 100 LOT 17         | 191,783   |
| 279 Actual Front Feet, 1.04 Total Acres |          |             |        |                 | Total Est. Land Value = | 1,385,214 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Wood Frame                                          | 37.58    | 100 50      | 1,879      |
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1 100       | 1,500      |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1 100       | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |             | 5,879      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1495 SF Floor Area = 2710 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,495 |          |            |
| 1 Story    | Siding   | Overhang    | 94    |          |            |
| Total:     |          |             |       | 384,986  | 288,739    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CSEP (1 Story) | 297 | 15,943 | 11,957 |
| WCP (1 Story)  | 52  | 4,326  | 3,244  |
| WCP (1 Story)  | 21  | 1,855  | 1,391  |

Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 60  | 2,038  | 1,528 |
| Treated Wood | 813 | 11,195 | 8,396 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 243 | 20,648 | 15,486 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 1   | 672    | 504    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,756 |
|------------------|---|--------|-------|

Totals: 473,824 355,365

Notes:



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ECF (4080 BIG GLEN) 2.700 => TCV: 959,486

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2026 Est. T.C.V. 006-710-006-00 = 2,350,579

Est. TCV/Total Floor Area = 867.37

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,150,100     | 1,150,100      | 1,150,100 | 318,899      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,200         | 0         | 0            | 8,610          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,175,300     | 1,175,300      | 1,175,300 | 327,509      | 327,509        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-007-00   | 2026 Est. T.C.V.    | MILLER ANDREW R      |
| Property Class: 401 |                     | 7446 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L267 P656/86 L302 P48/89 L757 P833/03 L869 P401/05 LOT 7 HARBOR ISLAND  
SUBDIVISION SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| A 100' @ 20000/        | 100.00   | 168.00      | 1.0873 | 0.6999 | 20000      | 100   |              | 1,521,998 |
| 100 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. |       | Land Value = | 1,521,998 |

Land Improvement Cost Estimates

| Description       | Rate  | Size | % Good | Cash Value |
|-------------------|-------|------|--------|------------|
| Dock: Light posts | 55.62 | 992  | 50     | 27,587     |
| Wood Frame        | 48.12 | 80   | 50     | 1,925      |

Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value               |
|-----------------------------------|----------|------|--------|--------------------------|
| LAND IMPROVEMENTS 75              | 7,500.00 | 1    | 100    | 7,500                    |
| BOAT HOIST                        | 2,000.00 | 1    | 100    | 2,000                    |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 39,012 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1865 SF Floor Area = 2723 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,865 |          |            |
| 1 Story    | Siding   | Overhang    | 392   |          |            |
|            |          | Total:      |       | 472,741  | 378,193    |

Other Additions/Adjustments

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480 |
| Separate Shower    | 1 | 3,123  | 2,498 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

Porches

|               |      |        |        |
|---------------|------|--------|--------|
| WCP (1 Story) | 100  | 7,313  | 5,850  |
| WPP           | 1106 | 25,770 | 20,616 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 212 | 4,694 | 3,755 |
| Treated Wood | 82  | 2,492 | 1,994 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 749 | 53,246 | 42,597 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,867 |
| Door Opener         | 1   | 752    | 602    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 9,772 | 7,818 |
|------------------|---|-------|-------|

Totals: 616,503 493,204

Notes:

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 ECF (4080 BIG GLEN) 2.700 => TCV: 1,331,651
 

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|                                                                                |                    |                |
|--------------------------------------------------------------------------------|--------------------|----------------|
| 2026 Est. T.C.V. 006-710-007-00                                                | =                  | 2,892,661      |
| Est. TCV/Total Floor Area = 1062.31, Most recent sale 08/31/2005 for 1,487,500 |                    |                |
| 2025 Assessed                                                                  | MBOR               | S.E.V.         |
| 1,422,700                                                                      | 1,422,700          | 1,422,700      |
|                                                                                |                    | 894,317        |
| 2026                                                                           | New Eq. Adjustment | Loss           |
|                                                                                | 0                  | 23,600         |
| 2026 Assessed                                                                  | MBOR               | S.E.V.         |
| 1,446,300                                                                      | 1,446,300          | 1,446,300      |
|                                                                                |                    | 918,463        |
|                                                                                |                    | 2.70           |
|                                                                                | Base for Cap       | IRM            |
|                                                                                | 894,317            | 2.70           |
|                                                                                | Additions          | Tax Adjustment |
|                                                                                | 0                  | 24,146         |
|                                                                                | Capped             | ->Taxable<-    |
|                                                                                | 918,463            | 918,463        |
|                                                                                |                    | PRE/MBT        |
|                                                                                |                    | 0              |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-710-008-00   | 2026 Est. T.C.V.    | MC BIRCHWAY VENTURE, LLC |
| Property Class: 401 |                     | 7358 S BIRCHWAY DR       |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L979P689 L138 P89/65 L824 P162/04 DC L924 P926/06 L944 P509/07 LOT 8 HARBOR  
ISLAND SUBDIVISION SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| A 100' @ 20000/        | 100.00   | 180.00      | 1.0873 | 0.7121 | 20000      | 100   |              | 1,548,478 |
| 100 Actual Front Feet, | 0.41     | Total Acres |        |        | Total Est. |       | Land Value = | 1,548,478 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 3292 SF Floor Area = 5355 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 3,292 |          |            |
| 1 Story   | Siding   | Overhang    | 417   |          |            |
|           |          | Total:      |       | 672,138  | 665,406    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 2 | 9,133 | 9,042 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 343 | 9,004 | 8,914 |
| CCP (1 Story) | 194 | 5,513 | 5,458 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -2,640 | -2,614 |
| Door Opener         | 1    | 537    | 532    |
| Base Cost           | 1115 | 48,224 | 47,742 |

Totals: 764,527 756,871

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,043,552  
80% Completed => Est. True Cash Value 2026 = 1,634,841

2026 Est. T.C.V. 006-710-008-00 = 3,183,319

Est. TCV/Total Floor Area = 594.46, Most recent sale 10/21/2010 for 1,248,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 849,900       | 849,900    | 849,900   | 647,783      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 737,500       | 4,300      | 0         | 737,500      | 17,490         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,591,700     | 1,591,700  | 1,591,700 | 1,402,773    | 1,402,773      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-009-00   | 2026 Est. T.C.V.    | RIEGEL KAY E TRUST   |
| Property Class: 401 |                     | 7350 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L426 P2/96 LOT 9 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

## Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| A 100' @ 20000/        | 100.00   | 180.00      | 1.0873 | 0.7121 | 20000      | 100   |              | 1,548,478 |
| 100 Actual Front Feet, | 0.41     | Total Acres |        |        | Total Est. |       | Land Value = | 1,548,478 |

## Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 28.51 | 120  | 50     | 1,710      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,210      |

|                            |               |         |     |   |          |
|----------------------------|---------------|---------|-----|---|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls | C | Blt 1967 |
|----------------------------|---------------|---------|-----|---|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2304 SF Floor Area = 2304 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,304 |          |            |
| Total:  |          |             |       | 295,695  | 192,202    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| Separate Shower    | 1 | 1,336 | 868   |

## Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 3,108 |
| Water Well, 50 Feet | 1 | 3,410 | 2,216 |

## Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 52 | 1,331 | 865 |
|-----|----|-------|-----|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

## Deck

|              |      |        |       |
|--------------|------|--------|-------|
| Treated Wood | 1004 | 13,042 | 8,477 |
|--------------|------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 333,719 | 216,917 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 585,676

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-710-009-00 | = | 2,138,364 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 928.11

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,054,500               | 1,054,500 | 1,054,500 | 288,458      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 14,700    | 0         | 0            | 7,788          | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,069,200               | 1,069,200 | 1,069,200 | 296,246      | 296,246        | 296,246 |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-710-010-02   | 2026 Est. T.C.V.    | ROCKWOOD WILLIAM K TRUST & |
| Property Class: 401 |                     | 7336 S BIRCHWAY DR         |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

LOT 10, 12, & 13 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W. GLEN ARBOR TOWNSHIP  
LEELANAU COUNTY

COMBINE ON 07/12/2018 LOTS 10, 12, & 13 PINS 006-710-010-01 & 006-710-012-00  
INTO 006-710-010-02;

COMB. ON 07/12/2018 COMPLETED 07/12/2018 TIM ;  
PARENT PARCEL(S): 006-710-010-01;  
CHILD PARCEL(S): 006-710-010-02; COMBINE WITH LOTS 12 & 13

-----  
2/22/2017 TAXPAYER, BILL ROCKWOOD CALLED, REQUESTING FOR ASSESSMENT & TAX BILL  
PURPOSES, COMBINE THE ASSESSMENT OF LOTS 10 & 13. -TIM CAIRNS

#### Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

|                                                                 |          | * Factors * |        | LOTS 10, 12 & 13 |                   |           |
|-----------------------------------------------------------------|----------|-------------|--------|------------------|-------------------|-----------|
| Description                                                     | Frontage | Depth       | Front  | Depth            | Rate %Adj. Reason | Value     |
| A 100' @ 20000/                                                 | 100.00   | 175.00      | 0.7536 | 0.7071           | 20000 100         | 1,065,738 |
| B 100' @ 2800/                                                  | 90.00    | 160.00      | 0.7496 | 1.0533           | 2800 100          | 198,973   |
| B 100' @ 2800/                                                  | 95.00    | 152.00      | 0.7496 | 1.0399           | 2800 100          | 207,351   |
| 285 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = |          |             |        |                  |                   | 1,472,062 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 20.81 | 187  | 0      | 0          |
| Dock: Light posts          | 53.05 | 840  | 0      | 0          |
| D/W/P: Patio Blocks        | 19.22 | 1154 | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00  | 1    | 100    | 5,000      |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 3    | 100    | 30,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 35,000     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2010

(11) Heating System: Forced Heat & Cool  
Ground Area = 2866 SF Floor Area = 5428 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,866 |          |            |
| 1 Story    | Siding   | Overhang    | 412   |          |            |
| Total:     |          |             |       | 921,693  | 829,570    |

#### Other Additions/Adjustments

|              |      |        |        |
|--------------|------|--------|--------|
| Exterior     |      |        |        |
| Stone Veneer | 1006 | 51,135 | 46,021 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 3 | 30,826 | 27,743 |
| 2 Fixture Bath     | 2 | 13,700 | 12,330 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,547 |
| Water Well, 100 Feet | 1 | 6,941  | 6,247  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 80  | 3,506  | 3,155  |
| CPP            | 162 | 4,654  | 4,189  |
| WPP            | 42  | 2,728  | 2,455  |
| WSEP (1 Story) | 222 | 17,574 | 15,817 |
| WCP (1 Story)  | 144 | 9,878  | 8,890  |

Parcel Number: 45-006-710-010-02

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## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 682 | 49,868 | 44,881 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,226 |
| Door Opener         | 2   | 1,504  | 1,354  |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 374 | 32,815 | 29,533 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,226 |
| Door Opener         | 1   | 752    | 677    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 1 | 9,604  | 8,644  |
| Two Sided        | 1 | 11,115 | 10,003 |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *97% Good |
|-----------|---|---|---|-----------|

Totals: 1,182,952 1,064,701

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 2,874,693

2026 Est. T.C.V. 006-710-010-02

= 4,381,755

Est. TCV/Total Floor Area = 807.25

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,129,500     | 2,129,500      | 2,129,500 | 869,307      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 61,400         | 0         | 0            | 23,471         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,190,900     | 2,190,900      | 2,190,900 | 892,778      | 892,778        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-710-011-00   | 2026 Est. T.C.V.    | STRONG RALPH A & MICHELLE R TRUST |
| Property Class: 401 |                     | 7320 S BIRCHWAY DR                |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664              |

LOT 11 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.  
 SPLIT ON 5/5/2017 LOT 12 TO PIN 006-710-012-00  
 FORMERLY L979P689 LOTS 11 & 12 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.  
 SPLIT ON 08/24/2016 FROM 006-710-013-00 FROMERLY PART OF L216 P131/80 L250 P394  
 L277 P603/87 L727 P719/03 LOTS 11 12 & 13 HARBOR ISLAND SUBDIVISION SEC 31 T29N  
 R13W.

Split/Comb. on 05/05/2017 completed / / TIM ;  
 Parent Parcel(s): 006-710-011-00;  
 Child Parcel(s): 006-710-012-00;

-----  
 SPLIT ON 5/5/2017 SEPARATE VACANT PLATTED LOT 12 FROM 11.  
 SPLIT/COMB. ON 08/24/2016 COMPLETED 08/24/2016 TIM SEPARATE LOTS IN PLATTED  
 SUB;  
 PARENT PARCEL(S): 006-710-013-00;  
 CHILD PARCEL(S): 006-710-013-11;

-----  
 3 LOTS IN PLATTED SUBDIVISION

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| A 100' @ 20000/                         | 99.85    | 182.16 | 1.0878 | 0.7142 | 20000 | 100   | CHANNEL                 | 1,551,588 |
| 100 Actual Front Feet, 0.42 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,551,588 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 990 SF Floor Area = 990 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 990    |          |            |
|         |          |             | Total: | 133,147  | 86,526     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 159 | 14,013 | 9,108 |
|----------------|-----|--------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 156 | 3,455 | 2,246 |
| Treated Wood | 33  | 1,407 | 915   |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 456 | 18,618 | 12,102 |
| Door Opener | 1   | 537    | 349    |



Parcel Number: 45-006-710-011-00

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## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 192,538 | 125,131 |
|---------|--|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 337,854

---

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-710-011-00 | = | 1,890,942 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 1910.04, Most recent sale 04/28/2017 for 770,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 939,700                 | 939,700 | 939,700   | 493,431        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,800   | 0         | 13,322         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 945,500                 | 945,500 | 945,500   | 506,753        | 506,753     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-014-00   | 2026 Est. T.C.V.    | RIEGEL JOHN A TRUST  |
| Property Class: 401 |                     | 7362 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L238 P539/83 L301 P382/89 L643 P192/02 LOT 14 HARBOR ISLAND SUBDIVISION  
SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 2800/        | 86.00    | 180.00      | 1.0114 | 1.0848 | 2800       | 100          |        | 264,195 |
| 86 Actual Front Feet, | 0.35     | Total Acres |        |        | Total Est. | Land Value = |        | 264,195 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size         | % Good | Cash Value |
|------------------------------------------|----------|--------------|--------|------------|
| Wood Frame                               | 26.81    | 160          | 50     | 2,145      |
| Residential Local Cost Land Improvements |          |              |        |            |
| Description                              | Rate     | Size         | % Good | Cash Value |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1            | 100    | 1,500      |
| Total Estimated Land Improvements        | True     | Cash Value = |        | 3,645      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 960 SF Floor Area = 960 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 960    |          |            |
|         |          |             | Total: | 129,555  | 84,193     |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 204 | 4,959 | 3,223 |
| WPP | 79  | 2,885 | 1,875 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 152,246 98,942

Notes:

ECF (4031 RURAL) 2.200 => TCV: 217,672

2026 Est. T.C.V. 006-710-014-00 = 485,512

Est. TCV/Total Floor Area = 505.74, Most recent sale 05/01/2002 for 198,900

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 223,800       | 223,800    | 223,800 | 105,473      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,000     | 0       | 0            | 2,847          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 242,800       | 242,800    | 242,800 | 108,320      | 108,320        | 0       |

45-006-710-015-00  
Property Class: 401  
Map #: 5

2026 Est. T.C.V.

GLEN ARBOR TOWNSHIP

O'NEILL ELLEN F  
7366 S BIRCHWAY DR  
MAPLE CITY, MI 49664

L979P689 L259 P230/85 L387 P701/94 LOT 15 HARBOR ISLAND SUBDIVISION SEC 31 T29N  
R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 2800/                         | 84.00    | 182.00 | 1.0174 | 1.0878 | 2800       | 100   |              | 260,292 |
| 84 Actual Front Feet, 0.35 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 260,292 |

## Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Picket, 30-40 | 13.80 | 286  | 0      | 0          |

## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 756 SF    Floor Area = 756 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

|         |          |             |        |      |        |       |        |
|---------|----------|-------------|--------|------|--------|-------|--------|
| Stories | Exterior | Foundation  | Size   | Cost | New    | Depr. | Cost   |
| 1 Story | Siding   | Crawl Space | 756    |      |        |       |        |
|         |          |             | Total: |      | 97,848 |       | 58,708 |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 725 |
|--------------------|---|-------|-----|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 242 | 17,005 | 10,203 |
|----------------|-----|--------|--------|

## Deck

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| Treated Wood          | 140 | 3,151 | 1,891 |
| w/Roof (Roof portion) | 345 | 4,799 | 2,879 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 5,708 | 3,425 |
|------------------|---|-------|-------|

## Garages

|                                                             |     |       |       |
|-------------------------------------------------------------|-----|-------|-------|
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) |     |       |       |
| Base Cost                                                   | 192 | 8,613 | 5,168 |

Totals: 150,262 90,156

Notes:

ECF (4031 RURAL) 2.200 => TCV: 198,343

2026 Est. T.C.V. 006-710-015-00 = 460,135

Est. TCV/Total Floor Area = 608.64, Most recent sale 12/01/2016 for 254,000

|      |          |                |         |              |                |        |
|------|----------|----------------|---------|--------------|----------------|--------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |        |
|      | 213,500  | 213,500        | 213,500 | 103,735      | 2.70           |        |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |
|      | 0        | 16,600         | 0       | 0            | 2,800          | 0      |

Parcel Number: 45-006-710-015-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 230,100       | 230,100 | 230,100 | 106,535 | 106,535     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-018-00   | 2026 Est. T.C.V.    | BIRCHWAY COMPANY LLC |
| Property Class: 402 |                     | S BIRCHWAY DR        |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L782 P519/03 L816 P393/04 2003 SPLIT FROM 006-710-004-00 LOT 18 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 2800/                         | 81.00    | 130.00 | 1.0267 | 1.0000 | 2800 | 100   |                         | 232,853 |
| 81 Actual Front Feet, 0.24 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 232,853 |

2026 Est. T.C.V. 006-710-018-00 = 232,853

Est. TCV/Total Floor Area = 308.01, Most recent sale 07/09/2004 for 0

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 116,400                 | 116,400 | 116,400 | 45,711       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 1,234          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 116,400                 | 116,400 | 116,400 | 46,945       | 46,945         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-710-019-00   | 2026 Est. T.C.V.    | BIRCHWAY COMPANY LLC |
| Property Class: 401 |                     | 7468 S BIRCHWAY DR   |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L979P689 L786 P714/04 L816 P393/04 2004 SPLIT FROM 006-710-004-00 LOT 19 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 2800/         | 100.00   | 120.00      | 0.9740 | 0.9802 | 2800       | 100          |        | 267,318 |
| 100 Actual Front Feet, | 0.28     | Total Acres |        |        | Total Est. | Land Value = |        | 267,318 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1976

(11) Heating System: No Heating/Cooling

Ground Area = 432 SF Floor Area = 432 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Piers      | 432    |          |            |
|         |          |            | Total: | 40,523   | 22,292     |

Other Additions/Adjustments

#### Fireplaces

|            |   |       |     |
|------------|---|-------|-----|
| Wood Stove | 1 | 1,780 | 979 |
|------------|---|-------|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 42,303 | 23,271 |
|---------|--------|--------|

Notes:

ECF (4031 RURAL) 2.200 => TCV: 51,196

|                                                                       |   |         |
|-----------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-710-019-00                                       | = | 318,514 |
| Est. TCV/Total Floor Area = 737.30, Most recent sale 07/09/2004 for 0 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                            |   |         |
| 157,500 157,500 157,500 68,655 2.70                                   |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses          |   |         |
| 0 1,800 0 0 1,853 0                                                   |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                  |   |         |
| 159,300 159,300 159,300 70,508 70,508 0                               |   |         |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-710-020-00   | 2026 Est. T.C.V.    | EVALDSON SALLY M TRUST |
| Property Class: 401 |                     | 7521 S BIRCHWAY DR     |
| Map #: 5            | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664   |

L979P689 L406 P73/95 L642 P537 L648 P280/02 LOTS 20 & 21 EXC PRT OF LOT 21 BEG NE COR LOT 21 TH S 39 DEG 20'36" W 112.07 FT ALG LN COMMON TO LOTS 21 & 22 TH 26.59 FT ALG ARC OF 16.50 FT RADIUS CURVE TO RIGHT CH-N 79 DEG 09'18" W 23.81 FT ALG SLY LN LOT 21 TH N 34 DEG 53'45" W 5.00 FT ALG SWLY LOT LN SD LOT 21 TH N 51 DEG 14'40" E 124.75 FT TO POB HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

#### Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 2800/         | 166.00   | 121.00      | 0.8581 | 0.9822 | 2800       | 100   |              | 391,751 |
| 166 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. |       | Land Value = | 391,751 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1010 SF Floor Area = 1768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,010  |          |            |
|            |          |             | Total: | 271,612  | 203,707    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 252 | 16,965 | 12,724 |
|----------------|-----|--------|--------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 346 | 24,165 | 18,124 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,954 |
| Door Opener         | 1   | 672    | 504    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1368 | 18,837 | 14,128 |
|--------------|------|--------|--------|

Totals: 354,528 265,895

#### Notes:

ECF (4031 RURAL) 2.200 => TCV: 584,969

2026 Est. T.C.V. 006-710-020-00 = 978,220

Est. TCV/Total Floor Area = 553.29, Most recent sale 05/16/2013 for 425,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 437,200                 | 437,200 | 437,200   | 246,980        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

Parcel Number: 45-006-710-020-00

Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 51,900  | 0       | 0       | 6,668       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 489,100       | 489,100 | 489,100 | 253,648 | 253,648     | 0       |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-715-001-00   | 2026 Est. T.C.V.    | RONDEAU KRISTEN L & MICHAEL G |
| Property Class: 407 |                     | 1 HAWKS NEST                  |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L259 P838/85 UNIT 1 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W.  
2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1 Units | 360000 | 0.00000    | 100   |              | 360,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 123,967  | 105,373    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 118 | 5,847  | 4,970  |
| WSEP (2 Story) | 118 | 11,821 | 10,048 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 159,016 135,165

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 256,814

2026 Est. T.C.V. 006-715-001-00 = 616,814

Est. TCV/Total Floor Area = 601.77, Most recent sale 08/14/2025 for 625,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 319,700       | 319,700    | 319,700 | 184,141      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -11,300    | 0       | 0            | 124,259        | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 308,400       | 308,400    | 308,400 | 189,112      | 308,400        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-002-00   | 2026 Est. T.C.V.    | PRYOR BELLA C        |
| Property Class: 407 |                     | 2 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L310 P423 L415 P788-789 L513 P863/99 UNIT 2 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 401 SF Floor Area = 802 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 401    |          |            |
|         |          |            | Total: | 104,823  | 89,087     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 118 | 5,847 | 4,970 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 132,383 112,513

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 213,775

2026 Est. T.C.V. 006-715-002-00 = 413,775

Est. TCV/Total Floor Area = 515.93, Most recent sale 03/25/2025 for 445,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 199,600       | 199,600    | 199,600 | 116,830      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,300      | 0       | 0            | 90,070         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 206,900       | 206,900    | 206,900 | 119,984      | 206,900        | 206,900 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-003-00   | 2026 Est. T.C.V.    | SMITH BEN & JEN      |
| Property Class: 407 |                     | 3 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L258 P409/85 L812P12/04 L866P463 UNIT 3 HAWK'S NEST CONDOMINIUM REC L 253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 77,082   | 65,515     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 104,642 88,941

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 168,988

2026 Est. T.C.V. 006-715-003-00 = 368,988

Est. TCV/Total Floor Area = 600.96, Most recent sale 05/17/2022 for 321,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 178,900                 | 178,900 | 178,900   | 149,283        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,600   | 0         | 4,030          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 184,500                 | 184,500 | 184,500   | 153,313        | 153,313     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-715-004-00   | 2026 Est. T.C.V.    | KRONEMAN JOHN L & ANN G |
| Property Class: 407 |                     | 4 HAWKS NEST            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L259 P202 L463 P054 L548 P367/00 L914 P826/06 UNIT 4 HAWK'S NEST CONDOMINIUM REC  
L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000 | 0.00000    | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 406 SF Floor Area = 812 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 406    |          |            |
|         |          |            | Total: | 110,403  | 93,834     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WPP            | 118 | 3,509 | 2,983 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 135,625 115,273

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 219,019

2026 Est. T.C.V. 006-715-004-00 = 419,019

Est. TCV/Total Floor Area = 516.03, Most recent sale 09/15/2006 for 270,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 202,100                 | 202,100 | 202,100 | 107,336      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 7,400   | 0       | 0            | 2,898          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 209,500                 | 209,500 | 209,500 | 110,234      | 110,234        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-005-00   | 2026 Est. T.C.V.    | BRAND ELIZABETH M    |
| Property Class: 407 |                     | 5 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L267 P899 L280 P74 L435 P250 L531 P720 UNIT 5 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 84,129   | 71,508     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 113,200 96,218

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 182,814

2026 Est. T.C.V. 006-715-005-00 = 382,814

Est. TCV/Total Floor Area = 623.48, Most recent sale 09/11/2020 for 175,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 185,500                 | 185,500 | 185,500   | 104,890        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,900   | 0         | 2,832          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 191,400                 | 191,400 | 191,400   | 107,722        | 107,722     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-006-00   | 2026 Est. T.C.V.    | DANZEISEN KEVIN M & WENDI M |
| Property Class: 407 |                     | 6 HAWKS NEST                |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L260 P311 L276 P578 L424 P576/96 L828 P587/04 L842 P110/05 UNIT 6 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1     | Units      | 360000.00    | 000   | 100    | 360,000 |
|                       | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 417 SF Floor Area = 1042 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 417    |          |            |
|           |          |            | Total: | 131,088  | 117,985    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,639 |
| WSEP (1 Story) | 118 | 7,388  | 6,649  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 167,678 150,916

Notes: THREE LEVEL, VALUTED CEILING

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 286,740

2026 Est. T.C.V. 006-715-006-00 = 646,740

Est. TCV/Total Floor Area = 620.67, Most recent sale 08/05/2022 for 500,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 333,400       | 333,400    | 333,400 | 260,028      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -10,000    | 0       | 0            | 7,020          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 323,400       | 323,400    | 323,400 | 267,048      | 267,048        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-715-007-00   | 2026 Est. T.C.V.    | GUPTA KRISTINE K TRUST |
| Property Class: 407 |                     | 7 HAWKS NEST           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L259 P126 L392 P581/94 L553 P210/00 L727 P666/03 L898 P812/06 UNIT 7 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 406 SF Floor Area = 812 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 406    |          |            |
|         |          |            | Total: | 110,403  | 93,834     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 118 | 5,847 | 4,970 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 137,963 117,260

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,794

2026 Est. T.C.V. 006-715-007-00 = 422,794

Est. TCV/Total Floor Area = 520.68, Most recent sale 08/31/2007 for 221,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 203,700                 | 203,700 | 203,700   | 96,775         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,700   | 0         | 2,612          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 211,400                 | 211,400 | 211,400   | 99,387         | 99,387      | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-715-008-00   | 2026 Est. T.C.V.    | CLINE DANIEL J & LINDA N TRUST |
| Property Class: 407 |                     | 8 HAWKS NEST                   |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L265 P820 L394 P309/94 UNIT 8 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14  
T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1     | Units | 200000.00  | 000   | 100          | 200,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 411 SF Floor Area = 616 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 411    |          |            |
|           |          |            | Total: | 81,914   | 69,620     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 109,474 93,046

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,787

2026 Est. T.C.V. 006-715-008-00 = 376,787

Est. TCV/Total Floor Area = 611.67, Most recent sale 10/10/1994 for 104,900

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 182,500                 | 182,500 | 182,500   | 84,479         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,900   | 0         | 2,280          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 188,400                 | 188,400 | 188,400   | 86,759         | 86,759      | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-009-00   | 2026 Est. T.C.V.    | ZANETTI JOHN L TRUST |
| Property Class: 407 |                     | 9 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P806 L460 P186/97 L574 P684/01 L871 P205/05 UNIT 9 HAWK'S NEST CONDOMINIUM  
 REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 401 SF Floor Area = 802 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 401    |          |            |
|         |          |            | Total: | 109,210  | 92,817     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WCP (1 Story)  | 118 | 5,847 | 4,970 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 135,259 114,959

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,422

2026 Est. T.C.V. 006-715-009-00 = 418,422

Est. TCV/Total Floor Area = 521.72, Most recent sale 10/14/2011 for 235,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 201,600                 | 201,600 | 201,600   | 107,708        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,600   | 0         | 2,908          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 209,200                 | 209,200 | 209,200   | 110,616        | 110,616     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-010-00   | 2026 Est. T.C.V.    | PINON FIRDEVS ARIKAN |
| Property Class: 407 |                     | 10 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L261 P514/86 L292 P490/88 L580 P737/01 L649 P900/02 UNIT 10 HAWK'S NEST  
 CONDOMINIUM REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------|-------------|-----------|-------------------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000                     | 100   |        | 200,000 |
|                            | 0.00     |       | Total Acres |           | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 408 SF Floor Area = 612 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1.5 Story                   | Siding             | Slab       | 408     |          |            |
|                             |                    |            | Total:  | 81,312   | 60,979     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
|                             | 3 Fixture Bath     |            | 1       | 4,567    | 3,425      |
| Porches                     |                    |            |         |          |            |
|                             | WSEP (2 Story)     |            | 118     | 11,821   | 8,866      |
|                             | WCP (1 Story)      |            | 40      | 2,925    | 2,194      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Wood Stove         |            | 1       | 2,552    | 1,914      |
|                             |                    |            | Totals: | 110,383  | 82,781     |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 157,284

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-715-010-00                                             | =       | 357,284   |
| Est. TCV/Total Floor Area = 583.80, Most recent sale 07/18/2025 for 335,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 183,300                                                                     | 183,300 | 183,300   |
|                                                                             |         | 154,650   |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | -4,700  | 0         |
|                                                                             |         | 23,950    |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 178,600                                                                     | 178,600 | 178,600   |
|                                                                             |         | 158,825   |
|                                                                             |         | 178,600   |
|                                                                             |         | 0         |

45-006-715-011-00                      2026 Est. T.C.V.                      SCHOELL NATHAN & KRUCKI SCOTT  
 Property Class: 407                      11 HAWKS NEST  
 Map #: 15                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L262 P480 L392 P997 L398 P557-558/95 UNIT 11 HAWK'S NEST CONDOMINIUM REC L253  
 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                                                   | Frontage | Depth | Front | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------------------------------------------|----------|-------|-------|--------|---------|-------|--------|---------|
| H715 HAWKS HAWKS NEST                                         | 360K     | 1     | Units | 360000 | 0.00000 | 100   |        | 360,000 |
| 0.00 Total Acres                      Total Est. Land Value = |          |       |       |        |         |       |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM                      Cls C 10                      Blt 1986  
 Exterior Units: 1                      Interior Units: 0                      Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 417 SF                      Floor Area = 1042 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 2.5 Story | Siding   | Slab       | 417  |          |            |
| Total:    |          |            |      | 131,088  | 111,431    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals:                      166,137                      141,223

## Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV:                      268,324

2026 Est. T.C.V. 006-715-011-00                      =                      628,324

Est. TCV/Total Floor Area = 603.00, Most recent sale 02/24/2020 for 285,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 324,900                 | 324,900 | 324,900   | 185,871        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -10,700 | 0         | 5,018          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 314,200                 | 314,200 | 314,200   | 190,889        | 190,889     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-715-012-00   | 2026 Est. T.C.V.    | MILOT DANNY & HEATHER |
| Property Class: 407 |                     | 12 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L264 P908 L398 P297 L431 P209 L522 P882 UNIT 12 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 406 SF Floor Area = 812 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 406    |          |            |
|         |          |            | Total: | 110,403  | 93,834     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WCP (1 Story)  | 118 | 5,847 | 4,970 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 137,963 117,260

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,794

2026 Est. T.C.V. 006-715-012-00 = 422,794

Est. TCV/Total Floor Area = 520.68, Most recent sale 08/01/2022 for 415,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 203,700                 | 203,700 | 203,700 | 176,197      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 7,700   | 0       | 0            | 4,757          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 211,400                 | 211,400 | 211,400 | 180,954      | 180,954        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-013-00   | 2026 Est. T.C.V.    | ROBESON CHRISTOPHER & JULIE |
| Property Class: 407 |                     | 13 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L266 P397 L383 P140 L516 P944/99 L594 P209/01 UNIT 13 HAWK'S NEST CONDOMINIUM  
 REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth                   | Rate      | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|-------------------------|-----------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1     | Units                   | 200000.00 | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |       | Total Est. Land Value = |           |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 408 SF Floor Area = 612 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 408    |          |            |
|           |          |            | Total: | 81,312   | 69,109     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 108,872 92,535

Notes: 402 & LOFT, VAULTED CEILING

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 175,817

2026 Est. T.C.V. 006-715-013-00 = 375,817

Est. TCV/Total Floor Area = 614.08, Most recent sale 07/16/2021 for 230,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 182,000                 | 182,000 | 182,000   | 105,823        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,900   | 0         | 2,857          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 187,900                 | 187,900 | 187,900   | 108,680        | 108,680     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-715-014-00   | 2026 Est. T.C.V.    | CONNELL TIMOTHY & CAROL |
| Property Class: 407 |                     | 14 HAWKS NEST           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L279 P569 L391 P236/94 UNIT 14 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14  
T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00000 | 100        |       |              | 200,000 |
|                            | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 406 SF Floor Area = 812 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 406    |          |            |
|         |          |            | Total: | 110,403  | 99,358     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 131 | 8,036 | 7,232 |
| WCP (1 Story)  | 36  | 2,736 | 2,462 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 58 | 1,888 | 1,699 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 137,388 123,644

Notes: END UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 234,924

2026 Est. T.C.V. 006-715-014-00 = 434,924

Est. TCV/Total Floor Area = 535.62, Most recent sale 08/15/2022 for 400,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 209,600       | 209,600    | 209,600 | 182,383      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,900      | 0       | 0            | 4,924          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 217,500       | 217,500    | 217,500 | 187,307      | 187,307        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-715-015-00   | 2026 Est. T.C.V.    | CLEMETSEN ERIC A & HELEN C |
| Property Class: 407 |                     | 15 HAWKS NEST              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L311 P408 L487 P594/98 L709 P279/03 UNIT 15 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000 | 0.00000    | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 408 SF Floor Area = 612 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 408    |          |            |
|           |          |            | Total: | 83,882   | 71,296     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 112,953 96,006

Notes: 374 & 371 SQ FT VAULTED

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 182,411

2026 Est. T.C.V. 006-715-015-00 = 382,411

Est. TCV/Total Floor Area = 624.85, Most recent sale 02/14/2003 for 225,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 185,400       | 185,400    | 185,400 | 87,224       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 5,800      | 0       | 0            | 2,355          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 191,200       | 191,200    | 191,200 | 89,579       | 89,579         | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-715-016-00   | 2026 Est. T.C.V.    | BRAUN DANIEL J & LINDA E |
| Property Class: 407 |                     | 16 HAWKS NEST            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L327 P115 L408 P722 L431 P266 L544 P622 L904 P336/06 UNIT 16 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1 Units | 360000 | 0.00000    | 100   |              | 360,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 429 SF Floor Area = 1072 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories                                 | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------------------|----------|------------|--------|----------|------------|
| 2.5 Story                               | Siding   | Slab       | 429    |          |            |
|                                         |          |            | Total: | 134,377  | 114,225    |
| Other Additions/Adjustments             |          |            |        |          |            |
| Basement, Outside Entrance, Below Grade |          |            |        | 1        | 2,781      |
|                                         |          |            |        |          | 2,364      |
| Plumbing                                |          |            |        |          |            |
| Average Fixture(s)                      |          |            |        | 1        | 1,451      |
| 3 Fixture Bath                          |          |            |        | 1        | 4,567      |
| 2 Fixture Bath                          |          |            |        | 1        | 3,056      |
| Porches                                 |          |            |        |          |            |
| WSEP (2 Story)                          |          |            |        | 118      | 11,821     |
| WCP (1 Story)                           |          |            |        | 118      | 5,847      |
| Water/Sewer                             |          |            |        |          |            |
| Public Water                            |          |            |        | 1        | 1,494      |
| Public Sewer                            |          |            |        | 1        | 1,494      |
| Built-Ins                               |          |            |        |          |            |
| Appliance Allow.                        |          |            |        | 1        | 2,767      |
| Fireplaces                              |          |            |        |          |            |
| Wood Stove                              |          |            |        | 1        | 2,552      |
|                                         |          |            |        |          | 2,169      |
| Totals:                                 |          |            |        | 172,207  | 146,381    |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 278,124

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-715-016-00                                             | =       | 638,124   |
| Est. TCV/Total Floor Area = 595.26, Most recent sale 02/06/2020 for 340,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 329,400                                                                     | 329,400 | 329,400   |
|                                                                             |         | 189,864   |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | -10,300 | 0         |
|                                                                             |         | 5,126     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 319,100                                                                     | 319,100 | 319,100   |
|                                                                             |         | 194,990   |
|                                                                             |         | 194,990   |
|                                                                             |         | 0         |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-715-017-00   | 2026 Est. T.C.V.    | SEYMOUR THOMAS M & MARILYN L |
| Property Class: 407 |                     | 17 HAWKS NEST                |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L261 P835 L392 P988/94 UNIT 17 HAWK'S NEST CONDOMINIUM REC IN L253 P934-993 SEC  
14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |        |         |        |         |
| Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 97     | 2,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,425      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 411 SF Floor Area = 822 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 411  |          |            |
| Total:  |          |            |      | 111,588  | 94,841     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WCP (1 Story)  | 118 | 5,847 | 4,970 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 137,637 116,983

#### Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,268

2026 Est. T.C.V. 006-715-017-00 = 524,693

Est. TCV/Total Floor Area = 638.31, Most recent sale 09/16/1994 for 123,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 254,600       | 254,600        | 254,600 | 108,082      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,700          | 0       | 0            | 2,918          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 262,300       | 262,300        | 262,300 | 111,000      | 111,000        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-018-00   | 2026 Est. T.C.V.    | BUSS DALE & DEBRA    |
| Property Class: 407 |                     | 18 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L261 P473/86 UNIT 18 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W.  
2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |           |       |        |         |
| Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 455 SF Floor Area = 682 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 455  |          |            |
| Total:    |          |            |      | 84,862   | 72,128     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 113,933 96,838

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 183,992

2026 Est. T.C.V. 006-715-018-00 = 483,992

Est. TCV/Total Floor Area = 709.67, Most recent sale 12/22/2016 for 175,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 236,000       | 236,000    | 236,000 | 165,074      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 6,000      | 0       | 0            | 4,456          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 242,000       | 242,000    | 242,000 | 169,530      | 169,530        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-019-00   | 2026 Est. T.C.V.    | BISHOP CHRISTOPHER STEVEN & |
| Property Class: 407 |                     | 19 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L261 P389 L357 P858 L450 P306/97 UNIT 19 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1 Units | 360000.00  | 000          | 100   |        | 360,000 |
|                       | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 407 SF Floor Area = 1018 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|--------|----------|------------|
| 2.5 Story                   | Siding                                  | Basement   | 407    |          |            |
|                             |                                         |            | Total: | 144,692  | 122,992    |
| Other Additions/Adjustments |                                         |            |        |          |            |
|                             | Recreation Room                         |            | 661    | 12,784   | 10,866     |
|                             | Basement, Outside Entrance, Below Grade |            | 1      | 2,781    | 2,364      |
| Plumbing                    |                                         |            |        |          |            |
|                             | Average Fixture(s)                      |            | 1      | 1,451    | 1,233      |
|                             | 3 Fixture Bath                          |            | 1      | 4,567    | 3,882      |
|                             | 2 Fixture Bath                          |            | 1      | 3,056    | 2,598      |
| Porches                     |                                         |            |        |          |            |
|                             | WSEP (2 Story)                          |            | 118    | 11,821   | 10,048     |
|                             | WCP (1 Story)                           |            | 118    | 5,847    | 4,970      |
| Water/Sewer                 |                                         |            |        |          |            |
|                             | Public Water                            |            | 1      | 1,494    | 1,270      |
|                             | Public Sewer                            |            | 1      | 1,494    | 1,270      |
| Built-Ins                   |                                         |            |        |          |            |
|                             | Appliance Allow.                        |            | 1      | 2,767    | 2,352      |
| Fireplaces                  |                                         |            |        |          |            |
|                             | Wood Stove                              |            | 1      | 2,552    | 2,169      |
|                             | Totals:                                 |            |        | 195,306  | 166,014    |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 315,427

|                                                                             |                |         |                |
|-----------------------------------------------------------------------------|----------------|---------|----------------|
| 2026 Est. T.C.V.                                                            | 006-715-019-00 | =       | 675,427        |
| Est. TCV/Total Floor Area = 663.48, Most recent sale 09/30/2024 for 750,000 |                |         |                |
| 2025 Assessed                                                               | MBOR           | S.E.V.  | Base for Cap   |
| 347,800                                                                     | 347,800        | 347,800 | 347,800        |
| 2026 New Eq.                                                                | Adjustment     | Loss    | Additions      |
| 0                                                                           | -10,100        | 0       | 0              |
| 2026 Assessed                                                               | MBOR           | S.E.V.  | Capped         |
| 337,700                                                                     | 337,700        | 337,700 | 357,190        |
|                                                                             |                |         | 337,700        |
|                                                                             |                |         | IRM            |
|                                                                             |                |         | 2.70           |
|                                                                             |                |         | Tax Adjustment |
|                                                                             |                |         | -10,100        |
|                                                                             |                |         | Losses         |
|                                                                             |                |         | 0              |
|                                                                             |                |         | PRE/MBT        |
|                                                                             |                |         | 0              |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-715-020-00   | 2026 Est. T.C.V.    | HAMSTRA FRANCES K TRUST |
| Property Class: 407 |                     | 20 HAWKS NEST           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L391 P311 L411 P1 L463 P799/98 UNIT 20 HAWK'S NEST CONDOMINIUM REC L253 P934-993  
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1     | Units | 360000.00               | 000   | 100    | 360,000 |
|                       | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 161,150 136,987

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 260,275

2026 Est. T.C.V. 006-715-020-00 = 620,275

Est. TCV/Total Floor Area = 605.15, Most recent sale 09/29/1995 for 153,900

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 321,000                 | 321,000 | 321,000   | 143,205        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -10,900 | 0         | 3,866          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 310,100                 | 310,100 | 310,100   | 147,071        | 147,071     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-715-021-00   | 2026 Est. T.C.V.    | CARD DAVID G LIVING TRUST |
| Property Class: 407 |                     | 21 HAWKS NEST             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L261 P576 L335 P339/92 L942 P671/07 UNIT 21 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1 Units | 360000 | 0.00000    | 100   |              | 360,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,364 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 166,987 | 141,949 |
|---------|---------|---------|

#### Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 269,703

2026 Est. T.C.V. 006-715-021-00 = 629,703

Est. TCV/Total Floor Area = 614.34

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 325,600       | 325,600    | 325,600 | 133,446      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -10,700    | 0       | 0            | 3,603          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 314,900       | 314,900    | 314,900 | 137,049      | 137,049        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-715-022-00   | 2026 Est. T.C.V.    | TOWERS & TOWERS REVOCABLE LIV TRST |
| Property Class: 407 |                     | 22 HAWKS NEST                      |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L262 P742/86 L337 P228-229/92 L816 P336/04 UNIT 22 HAWK'S NEST CONDOMINIUM REC  
 L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 373 SF Floor Area = 560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1.5 Story                   | Siding             | Slab       | 373     |          |            |
|                             |                    |            | Total:  | 75,050   | 63,789     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,233      |
|                             | 3 Fixture Bath     |            | 1       | 4,567    | 3,882      |
| Porches                     |                    |            |         |          |            |
|                             | WSEP (2 Story)     |            | 134     | 13,089   | 11,126     |
|                             | WPP                |            | 36      | 1,885    | 1,602      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,270      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,270      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,352      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Wood Stove         |            | 1       | 2,552    | 2,169      |
|                             |                    |            | Totals: | 104,349  | 88,693     |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 168,517

|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-715-022-00                                             | =       | 368,517     |
| Est. TCV/Total Floor Area = 658.07, Most recent sale 12/09/2011 for 155,000 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 178,800                                                                     | 178,800 | 178,800     |
|                                                                             |         | 78,639      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 0                                                                           | 5,500   | 0           |
|                                                                             |         | 2,123       |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 184,300                                                                     | 184,300 | 184,300     |
|                                                                             |         | 80,762      |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 80,762      |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 0           |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-715-023-00   | 2026 Est. T.C.V.    | RIMER DANIEL N & HELENE K |
| Property Class: 407 |                     | 23 HAWKS NEST             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L263 P108 L392 P621/94 L673 P246/02 UNIT 23 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000 | 0.00000    | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 401 SF Floor Area = 802 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 401    |          |            |
|         |          |            | Total: | 109,210  | 92,817     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 134 | 6,468 | 5,498 |
| WSEP (1 Story) | 134 | 8,181 | 6,954 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 141,240 120,043

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 228,082

2026 Est. T.C.V. 006-715-023-00 = 428,082

Est. TCV/Total Floor Area = 533.77, Most recent sale 08/15/2017 for 200,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 206,400       | 206,400    | 206,400 | 106,094      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,600      | 0       | 0            | 2,864          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 214,000       | 214,000    | 214,000 | 108,958      | 108,958        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-715-024-00   | 2026 Est. T.C.V.    | DECOKER GARY & PAMELA |
| Property Class: 407 |                     | 24 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L262 P471/86 UNIT 24 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W.  
2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 411 SF Floor Area = 616 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 411    |          |            |
|           |          |            | Total: | 81,914   | 69,620     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 134 | 13,089 | 11,126 |
| WCP (1 Story)  | 36  | 2,736  | 2,326  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 110,553 93,964

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,532

2026 Est. T.C.V. 006-715-024-00 = 378,532

Est. TCV/Total Floor Area = 614.50, Most recent sale 11/06/2015 for 152,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 183,200                 | 183,200 | 183,200   | 78,639         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 6,100   | 0         | 2,123          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 189,300                 | 189,300 | 189,300   | 80,762         | 80,762      | 0       |



|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-715-025-00   | 2026 Est. T.C.V.    | TRATHEN FAMILY PROTECTION TRUST |
| Property Class: 407 |                     | 25 HAWKS NEST                   |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L265 P682/86 L554 P768/00 L891 P474/06 UNIT 25 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 403 SF Floor Area = 806 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 403    |          |            |
|         |          |            | Total: | 109,683  | 93,229     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 134 | 6,468 | 5,498 |
| WSEP (1 Story) | 131 | 8,036 | 6,831 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 138,512 117,734

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 223,695

2026 Est. T.C.V. 006-715-025-00 = 423,695

Est. TCV/Total Floor Area = 525.68, Most recent sale 08/18/2017 for 198,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 204,100                 | 204,100 | 204,100   | 103,485        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,700   | 0         | 2,794          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 211,800                 | 211,800 | 211,800   | 106,279        | 106,279     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-715-026-00   | 2026 Est. T.C.V.    | GUPTA KRISTINE K TRUST |
| Property Class: 407 |                     | 26 HAWKS NEST          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L267 P908 L395 P209 L485 P392/98 L593 P829/01 UNIT 26 HAWK'S NEST CONDOMINIUM  
 REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 409 SF Floor Area = 614 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 81,552   | 69,316     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (2 Story) | 118 | 7,133 | 6,063 |
| WCP (1 Story) | 40  | 2,925 | 2,486 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 105,935 90,041

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 171,078

2026 Est. T.C.V. 006-715-026-00 = 371,078

Est. TCV/Total Floor Area = 604.36, Most recent sale 09/12/2007 for 168,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 180,000                 | 180,000 | 180,000   | 73,171         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,500   | 0         | 1,975          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 185,500                 | 185,500 | 185,500   | 75,146         | 75,146      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-027-00   | 2026 Est. T.C.V.    | YOUNGS MICHEL A &    |
| Property Class: 407 |                     | 27 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P584 L396 P703 L463 P814/98 UNIT 27 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000 | 0.00000    | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 164,206 139,585

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

2026 Est. T.C.V. 006-715-027-00 = 465,212  
Est. TCV/Total Floor Area = 453.87, Most recent sale 08/28/2020 for 235,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 223,500                 | 223,500 | 223,500   | 131,859        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,100   | 0         | 3,560          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 232,600                 | 232,600 | 232,600   | 135,419        | 135,419     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-028-00   | 2026 Est. T.C.V.    | GILVYDIS DALIA TRUST |
| Property Class: 407 |                     | 28 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L262 P894/86 UNIT 28 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W.  
2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00000            | 100  |       |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 164,206 139,585

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

2026 Est. T.C.V. 006-715-028-00 = 465,212

Est. TCV/Total Floor Area = 453.87

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 223,500                 | 223,500 | 223,500   | 107,760        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,100   | 0         | 2,909          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 232,600                 | 232,600 | 232,600   | 110,669        | 110,669     | 110,669 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-029-00   | 2026 Est. T.C.V.    | PUSHMAN ADAM W & MICHELLE R |
| Property Class: 407 |                     | 29 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L262 P928 L403 P94/95 UNIT 29 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14  
T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00000 | 100  |       |                         | 200,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 402 SF Floor Area = 804 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 402    |          |            |
|         |          |            | Total: | 109,451  | 93,019     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (2 Story)  | 118 | 7,133 | 6,063 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 138,297 117,538

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 223,322

2026 Est. T.C.V. 006-715-029-00 = 423,322

Est. TCV/Total Floor Area = 526.52, Most recent sale 05/22/2020 for 216,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 204,000                 | 204,000 | 204,000   | 114,717        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,700   | 0         | 3,097          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 211,700                 | 211,700 | 211,700   | 117,814        | 117,814     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-715-030-00   | 2026 Est. T.C.V.    | KLESHINSKI JAMES F & OLGA |
| Property Class: 407 |                     | 30 HAWKS NEST             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L263 P198 L515 P579/99 L864 P386/05 UNIT 30 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1.5 Story                   | Siding             | Slab       | 409     |          |            |
|                             |                    |            | Total:  | 81,552   | 69,316     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,233      |
|                             | 3 Fixture Bath     |            | 1       | 4,567    | 3,882      |
| Porches                     |                    |            |         |          |            |
|                             | WSEP (2 Story)     |            | 118     | 11,821   | 10,048     |
|                             | WCP (1 Story)      |            | 40      | 2,925    | 2,486      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,270      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,270      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,352      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Wood Stove         |            | 1       | 2,552    | 2,169      |
|                             |                    |            | Totals: | 110,623  | 94,026     |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

|                                                                             |             |           |
|-----------------------------------------------------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-715-030-00                                             | =           | 378,649   |
| Est. TCV/Total Floor Area = 616.69, Most recent sale 08/17/2016 for 130,000 |             |           |
| 2025 Assessed                                                               | MBOR        | S.E.V.    |
| 183,500                                                                     | 183,500     | 183,500   |
|                                                                             |             | 79,136    |
| 2026 New Eq. Adjustment                                                     | Loss        | Additions |
| 0                                                                           | 5,800       | 0         |
|                                                                             |             | 2,136     |
| 2026 Assessed                                                               | MBOR        | S.E.V.    |
| 189,300                                                                     | 189,300     | 189,300   |
|                                                                             |             | 81,272    |
|                                                                             | ->Taxable<- | PRE/MBT   |
|                                                                             |             | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-031-00   | 2026 Est. T.C.V.    | SAMYN MARY ANN       |
| Property Class: 407 |                     | 31 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P670 L396 P45 L436 P197/96 L907 P470/06 UNIT 31 HAWK'S NEST CONDOMINIUM REC  
L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000 | 0.00000    | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 401 SF Floor Area = 802 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 401    |          |            |
|         |          |            | Total: | 109,210  | 98,279     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 118 | 5,847 | 5,262 |
| WSEP (1 Story) | 118 | 7,388 | 6,649 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 136,770 123,083

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 233,858

2026 Est. T.C.V. 006-715-031-00 = 433,858

Est. TCV/Total Floor Area = 540.97, Most recent sale 03/23/2022 for 380,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 208,900                 | 208,900 | 208,900 | 167,145      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 8,000   | 0       | 0            | 4,512          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 216,900                 | 216,900 | 216,900 | 171,657      | 171,657        | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-715-032-00   | 2026 Est. T.C.V.    | WILBERDING FRANK D & ELIZABETH KONR |
| Property Class: 407 |                     | 32 HAWKS NEST                       |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L259 P618 L437 P001/97 L576 P687/01 L697 P326/03 L701 P603/03 L780 P170/03 UNIT  
 32 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT  
 L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| H715 HAWKS HAWKS NEST |          | 200K  | 1           | Units | 200000     | 0.00000      | 100    | 200,000 |
|                       |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 409 SF Floor Area = 614 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 81,552   | 69,316     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 110,623 94,026

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

2026 Est. T.C.V. 006-715-032-00 = 378,649

Est. TCV/Total Floor Area = 616.69, Most recent sale 05/09/2017 for 188,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 183,500                 | 183,500 | 183,500   | 79,136         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 5,800   | 0         | 2,136          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 189,300                 | 189,300 | 189,300   | 81,272         | 81,272      | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-715-033-00   | 2026 Est. T.C.V.    | NEVILLE MCGREGOR J & KATHY L |
| Property Class: 407 |                     | 33 HAWKS NEST                |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L259 P609/85 L427 P859-860/96 UNIT 33 HAWK'S NEST CONDOMINIUM REC L253 P934-993  
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1 Units | 360000 | 0.00000    | 100   |              | 360,000 |
|                       | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 116,248    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 2 | 9,133 | 8,220 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,639 |
| WSEP (1 Story) | 118 | 7,388  | 6,649  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 167,257 150,539

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 286,024

2026 Est. T.C.V. 006-715-033-00 = 646,024

Est. TCV/Total Floor Area = 630.27, Most recent sale 05/04/2022 for 525,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 333,300                 | 333,300 | 333,300   | 259,812        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -10,300 | 0         | 7,014          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 323,000                 | 323,000 | 323,000   | 266,826        | 266,826     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-034-00   | 2026 Est. T.C.V.    | KURWA MICHIGAN LLC   |
| Property Class: 407 |                     | 34 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P81 L324 P607-608 L456 P402/97 L756 P432/03 UNIT 34 HAWK'S NEST CONDOMINIUM  
 REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00000 | 100          |       |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 410 SF Floor Area = 1025 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 133 | 13,013 | 11,061 |
| WSEP (1 Story) | 118 | 7,388  | 6,280  |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,261 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 169,932 144,452

Notes: DUPLEX UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 274,459

2026 Est. T.C.V. 006-715-034-00 = 474,459

Est. TCV/Total Floor Area = 462.89, Most recent sale 12/12/2025 for 554,900

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 228,000       | 228,000    | 228,000 | 153,346      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,200      | 0       | 0            | 83,854         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 237,200       | 237,200    | 237,200 | 157,486      | 237,200        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-715-035-00   | 2026 Est. T.C.V.    | UNIT 35 HAWKS NEST LLC |
| Property Class: 407 |                     | 35 HAWKS NEST          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

DC L521 P251 L521 P252/99 UNIT 35 HAWK'S NEST CONDOMINIUM REC L 253 P 934-993  
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1     | Units      | 200000.00000 | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 133 | 13,013 | 11,061 |
| WSEP (1 Story) | 118 | 7,388  | 6,280  |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,261 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 169,932 144,452

Notes: DUPLEX UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 274,459

2026 Est. T.C.V. 006-715-035-00 = 474,459

Est. TCV/Total Floor Area = 462.89, Most recent sale 09/13/2011 for 212,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 228,000       | 228,000    | 228,000 | 150,180      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,200      | 0       | 0            | 4,054          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 237,200       | 237,200    | 237,200 | 154,234      | 154,234        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-036-00   | 2026 Est. T.C.V.    | MEYER MARY ANN       |
| Property Class: 407 |                     | 36 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P739/86 L265 P27/86 UNIT 36 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 401 SF Floor Area = 802 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 401    |          |            |
|         |          |            | Total: | 109,210  | 92,817     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 118 | 5,847 | 4,970 |
| WCP (1 Story) | 118 | 5,847 | 4,970 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 135,229 114,933

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,373

2026 Est. T.C.V. 006-715-036-00 = 418,373

Est. TCV/Total Floor Area = 521.66

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 201,700                 | 201,700 | 201,700   | 87,211         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 7,500   | 0         | 0              | 2,354       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 209,200                 | 209,200 | 209,200   | 89,565         | 89,565      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-037-00   | 2026 Est. T.C.V.    | HNC #4 LLC           |
| Property Class: 407 |                     | 37 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P395/86 UNIT 37 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W.  
2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000  | 100   |                         | 200,000 |
|                            | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 81,552   | 71,760     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,277 |
| 3 Fixture Bath     | 1 | 4,567 | 4,019 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (2 Story) | 118 | 7,133 | 6,277 |
| WCP (1 Story) | 40  | 2,925 | 2,574 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,315 |
| Public Sewer | 1 | 1,494 | 1,315 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,435 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,246 |
|------------|---|-------|-------|

Totals: 105,935 93,218

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 177,114

2026 Est. T.C.V. 006-715-037-00 = 377,114

Est. TCV/Total Floor Area = 614.19, Most recent sale 06/25/2024 for 405,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 182,900       | 182,900    | 182,900 | 182,900      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 5,700      | 0       | 0            | 4,938          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 188,600       | 188,600    | 188,600 | 187,838      | 187,838        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-038-00   | 2026 Est. T.C.V.    | DANZINGER KRISTIN W TRUST & |
| Property Class: 407 |                     | 38 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L263 P90 L396 P345/94 UNIT 38 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14  
T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WSEP (1 Story) | 118 | 7,388  | 6,280  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 165,747 140,895

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 267,701

2026 Est. T.C.V. 006-715-038-00 = 467,701

Est. TCV/Total Floor Area = 456.29, Most recent sale 11/11/1994 for 146,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 224,600                 | 224,600 | 224,600   | 107,760        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,300   | 0         | 2,909          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 233,900                 | 233,900 | 233,900   | 110,669        | 110,669     | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-715-039-00   | 2026 Est. T.C.V.    | KARIBIAN ADAM & KIMBERLY |
| Property Class: 407 |                     | 39 HAWKS NEST            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L319 P853 L325 P134 L395 P580/94 UNIT 39 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 2,364 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
|----------------|-----|--------|--------|

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 40 | 1,571 | 1,335 |
|--------------|----|-------|-------|

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 162,711 | 138,314 |
|---------|---------|---------|

Notes: END UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 262,797

2026 Est. T.C.V. 006-715-039-00 = 462,797

Est. TCV/Total Floor Area = 451.51, Most recent sale 03/16/2012 for 210,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 222,600                 | 222,600 | 222,600   | 127,836        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 8,800   | 0         | 3,451          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 231,400                 | 231,400 | 231,400   | 131,287        | 131,287     | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-715-040-00   | 2026 Est. T.C.V.    | KUBICKI DALE & CONSTANCE L TRUST |
| Property Class: 407 |                     | 40 HAWKS NEST                    |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L443 P192 L553 P949/00 L553 P951/00 UNIT 40 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000        | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |           | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 406 SF Floor Area = 812 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 406    |          |            |
|         |          |            | Total: | 110,403  | 88,320     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (2 Story) | 118 | 11,821 | 9,457 |
| WSEP (1 Story) | 118 | 7,388  | 5,910 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,042 |
|------------|---|-------|-------|

Totals: 143,937 115,148

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,781

2026 Est. T.C.V. 006-715-040-00 = 418,781

Est. TCV/Total Floor Area = 515.74, Most recent sale 08/25/2020 for 175,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 201,800                 | 201,800 | 201,800   | 112,721        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,600   | 0         | 3,043          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 209,400                 | 209,400 | 209,400   | 115,764        | 115,764     | 0       |



|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-715-041-00   | 2026 Est. T.C.V.    | COSTELLO TIMOTHY C & KIMBERLY L |
| Property Class: 407 |                     | 41 HAWKS NEST                   |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L269 P106 L485 P670/98 L553 P223/00 UNIT 41 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000 | 0.00000    | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 411 SF Floor Area = 616 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 411    |          |            |
|           |          |            | Total: | 81,914   | 73,728     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,639 |
| WCP (1 Story)  | 40  | 2,925  | 2,632  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 109,474 98,532

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 187,211

2026 Est. T.C.V. 006-715-041-00 = 387,211

Est. TCV/Total Floor Area = 628.59, Most recent sale 08/05/2024 for 381,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 187,300       | 187,300    | 187,300 | 187,300      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 6,300      | 0       | 0            | 5,057          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 193,600       | 193,600    | 193,600 | 192,357      | 192,357        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-715-042-00   | 2026 Est. T.C.V.    | SCHMIDT ANDREW E & AMY B |
| Property Class: 407 |                     | 42 HAWKS NEST            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L269 P245 L329 P946-947 L334 P589/92 L829 P333/04 UNIT 42 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00 | 000        | 100   |              | 200,000 |
|                            | 0.00     |       | Total Acres |           | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 402 SF Floor Area = 804 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 402    |          |            |
|         |          |            | Total: | 109,451  | 93,019     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (2 Story) | 131 | 7,753 | 6,590 |
| WCP (1 Story) | 36  | 2,736 | 2,326 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 132,754 112,827

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 214,371

2026 Est. T.C.V. 006-715-042-00 = 414,371

Est. TCV/Total Floor Area = 515.39, Most recent sale 04/14/2017 for 180,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 199,800                 | 199,800 | 199,800   | 100,381        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,400   | 0         | 2,710          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 207,200                 | 207,200 | 207,200   | 103,091        | 103,091     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-715-043-00   | 2026 Est. T.C.V.    | MCDONALD RAYMOND ET AL |
| Property Class: 407 |                     | 43 HAWKS NEST          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L271 P931/87 L290 P223/88 L313 P147/90 UNIT 43 HAWK'S NEST CONDOMINIUM REC L253  
 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 409 SF Floor Area = 614 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1.5 Story                   | Siding             | Slab       | 409     |          |            |
|                             |                    |            | Total:  | 81,552   | 69,316     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,233      |
|                             | 3 Fixture Bath     |            | 1       | 4,567    | 3,882      |
| Porches                     |                    |            |         |          |            |
|                             | WSEP (2 Story)     |            | 118     | 11,821   | 10,048     |
|                             | WCP (1 Story)      |            | 40      | 2,925    | 2,486      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,270      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,270      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,352      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Wood Stove         |            | 1       | 2,552    | 2,169      |
|                             |                    |            | Totals: | 110,623  | 94,026     |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

|                                                                             |             |           |
|-----------------------------------------------------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-715-043-00                                             | =           | 378,649   |
| Est. TCV/Total Floor Area = 616.69, Most recent sale 02/19/2008 for 183,000 |             |           |
| 2025 Assessed                                                               | MBOR        | S.E.V.    |
| 183,500                                                                     | 183,500     | 183,500   |
|                                                                             |             | 82,737    |
| 2026 New Eq. Adjustment                                                     | Loss        | Additions |
| 0                                                                           | 5,800       | 0         |
|                                                                             |             | 2,233     |
| 2026 Assessed                                                               | MBOR        | S.E.V.    |
| 189,300                                                                     | 189,300     | 189,300   |
|                                                                             |             | 84,970    |
|                                                                             | ->Taxable<- | PRE/MBT   |
|                                                                             |             | 0         |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-715-044-00   | 2026 Est. T.C.V.    | JOHNSON DOUGLAS R & SUNSTEIN JULIE |
| Property Class: 407 |                     | 44 HAWKS NEST                      |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L1243P526 LIEN L272 P686 L310 P95 L354 P649/92 UNIT 44 HAWK'S NEST CONDOMINIUM  
 REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 410 SF Floor Area = 1025 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 118 | 7,388  | 6,280  |
| WSEP (2 Story) | 118 | 11,821 | 10,048 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 167,257 142,178

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 270,138

2026 Est. T.C.V. 006-715-044-00 = 470,138

Est. TCV/Total Floor Area = 458.67, Most recent sale 10/23/2020 for 240,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 225,900                 | 225,900 | 225,900   | 139,844        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 9,200   | 0         | 3,775          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 235,100                 | 235,100 | 235,100   | 143,619        | 143,619     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-715-045-00   | 2026 Est. T.C.V.    | THETARD LISA L & THOMAS E |
| Property Class: 407 |                     | 45 HAWKS NEST             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L270 P745 L412 P836 L439 P606 L706 P474/03 L931 P265/07 L943 P77/07 UNIT 45  
 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT  
 L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST |          | 200K        | 1     | Units | 2000000.00000           | 100   |        | 200,000 |
|                       | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 402 SF Floor Area = 804 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 402    |          |            |
|         |          |            | Total: | 109,451  | 93,019     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 138,552 117,755

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 223,735

2026 Est. T.C.V. 006-715-045-00 = 423,735

Est. TCV/Total Floor Area = 527.03, Most recent sale 07/12/2024 for 481,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 204,200                 | 204,200 | 204,200 | 204,200      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 7,700   | 0       | 0            | 5,513          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 211,900                 | 211,900 | 211,900 | 209,713      | 209,713        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-046-00   | 2026 Est. T.C.V.    | HNC #5 LLC           |
| Property Class: 407 |                     | 46 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L271 P80 L364 P516-517 L364 P617-618/93 UNIT 46 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1 Units | 200000.00  | 000          | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 81,552   | 69,316     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 110,623 94,026

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

2026 Est. T.C.V. 006-715-046-00 = 378,649

Est. TCV/Total Floor Area = 616.69, Most recent sale 12/11/2025 for 425,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 183,500                 | 183,500 | 183,500   | 102,622        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 5,800   | 0         | 86,678         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 189,300                 | 189,300 | 189,300   | 105,392        | 189,300     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-047-00   | 2026 Est. T.C.V.    | CAMPBELL CAROLINE    |
| Property Class: 407 |                     | 47 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L271 P110 L465 P750/98 UNIT 47 HAWK'S NEST CONDOMINIUM REC L253 P934-933 SEC 14  
T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------|-------------|--------------|-------------------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |       | 1 Units     | 200000.00000 | 100                     |       |        | 200,000 |
|                            | 0.00     |       | Total Acres |              | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 402 SF Floor Area = 804 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 402    |          |            |
|         |          |            | Total: | 105,053  | 89,281     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 134 | 8,181 | 6,954 |
| WSEP (1 Story) | 134 | 8,181 | 6,954 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,261 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 137,223 116,626

### Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 221,589

2026 Est. T.C.V. 006-715-047-00 = 421,589

Est. TCV/Total Floor Area = 524.36, Most recent sale 09/08/2023 for 395,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 203,300       | 203,300    | 203,300 | 170,630      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,500      | 0       | 0            | 4,607          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 210,800       | 210,800    | 210,800 | 175,237      | 175,237        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-715-048-00   | 2026 Est. T.C.V.    | ALEX FRANCIS & JANICE |
| Property Class: 407 |                     | 48 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L270 P763 L318 P689 L475 P687/98 L642 P643/02 L690 P68/02 UNIT 48 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST 200K |          |             | 1     | Units | 200000.00               | 100   |        | 200,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 409 SF Floor Area = 614 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409    |          |            |
|           |          |            | Total: | 81,552   | 73,398     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,639 |
| WCP (1 Story)  | 40  | 2,925  | 2,632  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

Totals: 110,623 99,562

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 189,168

2026 Est. T.C.V. 006-715-048-00 = 389,168

Est. TCV/Total Floor Area = 633.82, Most recent sale 03/31/2022 for 310,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 188,400                 | 188,400 | 188,400   | 149,283        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 6,200   | 0         | 4,030          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 194,600                 | 194,600 | 194,600   | 153,313        | 153,313     | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-715-049-00   | 2026 Est. T.C.V.    | OKEEFE MARY LYNNE & TOM |
| Property Class: 407 |                     | 49 HAWKS NEST           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L274 P688 L323 P15 L342 P926/92 L891 P401/06 UNIT 49 HAWK'S NEST CONDOMINIUM REC  
L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|------------------------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE                         | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410  |          |            |
| Total:    |          |            |      | 129,157  | 109,793    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 118 | 5,847  | 4,970  |
| WSEP (2 Story) | 118 | 11,821 | 10,048 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 164,206 139,585

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

2026 Est. T.C.V. 006-715-049-00 = 565,212  
Est. TCV/Total Floor Area = 551.43, Most recent sale 08/16/2019 for 265,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 273,500       | 273,500    | 273,500 | 149,472      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,100      | 0       | 0            | 4,035          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 282,600       | 282,600    | 282,600 | 153,507      | 153,507        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-715-050-00   | 2026 Est. T.C.V.    | HISCHKE WILLIAM & DIANE |
| Property Class: 407 |                     | 50 HAWKS NEST           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L272 P68 L384 P249 L407 P877 L474 P189 L856 P454/05 UNIT 50 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                                   | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE                              | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 401 SF Floor Area = 802 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 401  |          |            |
| Total:  |          |            |      | 109,210  | 92,817     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (2 Story)  | 118 | 7,133 | 6,063 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 138,056 117,336

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,938

2026 Est. T.C.V. 006-715-050-00 = 522,938

Est. TCV/Total Floor Area = 652.04, Most recent sale 06/03/2005 for 300,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 253,800       | 253,800    | 253,800 | 128,581      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,700      | 0       | 0            | 3,471          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 261,500       | 261,500    | 261,500 | 132,052      | 132,052        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-051-00   | 2026 Est. T.C.V.    | CIOTTI MARY          |
| Property Class: 407 |                     | 51 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L300 P962 L417 P187 L451 P313 L520 P727 UNIT 51 HAWK'S NEST CONDOMINIUM REC L  
253 P 934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |           |       |        | 300,000 |
| Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409  |          |            |
| Total:    |          |            |      | 81,552   | 69,316     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 109,112 92,742

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,210

2026 Est. T.C.V. 006-715-051-00 = 476,210

Est. TCV/Total Floor Area = 775.59, Most recent sale 08/12/1999 for 120,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 232,200       | 232,200    | 232,200 | 97,627       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 5,900      | 0       | 0            | 2,635          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 238,100       | 238,100    | 238,100 | 100,262      | 100,262        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-052-00   | 2026 Est. T.C.V.    | MI DWELLINGS LLC     |
| Property Class: 407 |                     | 52 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L272 P57 L305 P916 L456 P223/97 UNIT 52 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |        |         |        |         |
| Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 406 SF Floor Area = 812 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 406  |          |            |
| Total:  |          |            |      | 110,403  | 93,834     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WCP (1 Story)  | 118 | 5,847 | 4,970 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 137,963 117,260

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,794

2026 Est. T.C.V. 006-715-052-00 = 522,794

Est. TCV/Total Floor Area = 643.83, Most recent sale 06/24/2022 for 385,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 253,700       | 253,700    | 253,700 | 193,776      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,700      | 0       | 0            | 5,231          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 261,400       | 261,400    | 261,400 | 199,007      | 199,007        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-053-00   | 2026 Est. T.C.V.    | GULA ROBERT J & CONSTANCE L |
| Property Class: 407 |                     | 53 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L274 P197 L360 P426 L419 P925-927/96 UNIT 53 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|------------------------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE                         | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 411 SF Floor Area = 616 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 411  |          |            |
| Total:    |          |            |      | 81,914   | 73,728     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 119 | 11,904 | 10,714 |
| WCP (1 Story)  | 40  | 2,925  | 2,632  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,297 |
|------------|---|-------|-------|

### Lump Sum Items

|      |  |       |     |
|------|--|-------|-----|
| LIFT |  | 1,000 | 900 |
|------|--|-------|-----|

Totals: 110,557 99,507

### Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 189,063

2026 Est. T.C.V. 006-715-053-00 = 489,063

Est. TCV/Total Floor Area = 793.93, Most recent sale 03/20/1996 for 100,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 238,200       | 238,200    | 238,200 | 117,090      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 6,300      | 0       | 0            | 3,161          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 244,500       | 244,500    | 244,500 | 120,251      | 120,251        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-054-00   | 2026 Est. T.C.V.    | HNC #2 LLC           |
| Property Class: 407 |                     | 54 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L380 P854 L494 P795/98 L637 P523/02 UNIT 54 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1     | Units | 360000.00000            | 100   |        | 360,000 |
|                       | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 410 SF Floor Area = 1025 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 134 | 13,089 | 11,126 |
| WPP            | 36  | 1,885  | 1,602  |
| WCP (1 Story)  | 60  | 3,776  | 3,210  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 166,798 141,788

Notes: 3LEVEL 3BDRM, 3BATH

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 269,397

2026 Est. T.C.V. 006-715-054-00 = 629,397

Est. TCV/Total Floor Area = 614.05, Most recent sale 12/03/2015 for 320,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 325,600                 | 325,600 | 325,600   | 182,997        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -10,900 | 0         | 4,940          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 314,700                 | 314,700 | 314,700   | 187,937        | 187,937     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-055-00   | 2026 Est. T.C.V.    | HAWKS NEST 55 LLC    |
| Property Class: 407 |                     | 55 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L274 P638/87 L306 P67/89 L389 P374/94 L822 P425/04 UNIT 55 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |        |         |        |         |
| Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 401 SF Floor Area = 802 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 401  |          |            |
| Total:  |          |            |      | 109,210  | 92,817     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 136,800 116,269

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 220,911

2026 Est. T.C.V. 006-715-055-00 = 520,911

Est. TCV/Total Floor Area = 649.51, Most recent sale 07/01/2011 for 275,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 252,800       | 252,800    | 252,800 | 127,836      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,700      | 0       | 0            | 3,451          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 260,500       | 260,500    | 260,500 | 131,287      | 131,287        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-715-056-00   | 2026 Est. T.C.V.    | FACCHINI ANNA M TRUST |
| Property Class: 407 |                     | 56 HAWKS NEST         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L275 P171/87 L429 P270/96 L563 P492/00 L821 P843/04 UNIT 56 HAWK'S NEST  
 CONDOMINIUM MASTER DEED REC L253 P934/993 SEC 14 T29N R14W. 2ND AMENDMENT  
 L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|------------------------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE                         | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 409 SF Floor Area = 614 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409  |          |            |
| Total:    |          |            |      | 81,552   | 69,316     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 110,623 94,026

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

2026 Est. T.C.V. 006-715-056-00 = 478,649

Est. TCV/Total Floor Area = 779.56, Most recent sale 01/09/2015 for 175,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 233,500                 | 233,500 | 233,500   | 104,107        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 5,800   | 0         | 2,810          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 239,300                 | 239,300 | 239,300   | 106,917        | 106,917     | 0       |  |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-715-057-00   | 2026 Est. T.C.V.    | BRENNAN MICHAEL J & JOAN E TRUST |
| Property Class: 407 |                     | 57 HAWKS NEST                    |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L276 P500 L369 P844/93 UNIT 57 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14  
T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE                         | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 402 SF Floor Area = 804 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 402  |          |            |
| Total:  |          |            |      | 109,451  | 93,019     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 118 | 7,388 | 6,280 |
| WCP (1 Story)  | 118 | 5,847 | 4,970 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 135,500 115,161

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,806

2026 Est. T.C.V. 006-715-057-00 = 518,806

Est. TCV/Total Floor Area = 645.28, Most recent sale 03/02/2012 for 275,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 251,800       | 251,800    | 251,800 | 126,470      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,600      | 0       | 0            | 3,414          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 259,400       | 259,400    | 259,400 | 129,884      | 129,884        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-058-00   | 2026 Est. T.C.V.    | WELLER DEREK & ANNA  |
| Property Class: 407 |                     | 58 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L274 P443 L397 P957 L412 P198-200/95 UNIT 58 HAWK'S NEST CONDOMINIUM REC L253  
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE                         | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 409 SF Floor Area = 614 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 409  |          |            |
| Total:    |          |            |      | 81,552   | 69,316     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 109,112 92,742

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,210

2026 Est. T.C.V. 006-715-058-00 = 476,210

Est. TCV/Total Floor Area = 775.59, Most recent sale 12/12/1994 for 117,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 232,200                 | 232,200 | 232,200   | 97,483         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 5,900   | 0         | 2,632          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 238,100                 | 238,100 | 238,100   | 100,115        | 100,115     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-059-00   | 2026 Est. T.C.V.    | HNC #1 LLC           |
| Property Class: 407 |                     | 59 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L279 P935/87 L637 P554/02 L666 P323/02 UNIT 59 HAWK'S NEST CONDOMINIUM REC L253  
 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1     | Units      | 360000.00000 | 100   |        | 360,000 |
|                       | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 410 SF Floor Area = 1025 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 164,206 139,585

Notes: 3BDRM 3 BATH 3 LEVELS

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

2026 Est. T.C.V. 006-715-059-00 = 625,212

Est. TCV/Total Floor Area = 609.96, Most recent sale 12/03/2015 for 340,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 323,500       | 323,500    | 323,500 | 181,630      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -10,900    | 0       | 0            | 4,904          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 312,600       | 312,600    | 312,600 | 186,534      | 186,534        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-060-00   | 2026 Est. T.C.V.    | HNC #3 LLC           |
| Property Class: 407 |                     | 60 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L333 P25 L411 P473 L485 P39 L639 P841 L874 P339/05 UNIT 60 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |           |       |        | 300,000 |
| Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 401 SF Floor Area = 802 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------|----------|------------|--------|----------|------------|
| 2 Story                     | Siding   | Slab       | 401    |          |            |
|                             |          |            | Total: | 108,649  | 92,340     |
| Other Additions/Adjustments |          |            |        |          |            |
| Plumbing                    |          |            |        |          |            |
| Average Fixture(s)          |          |            | 1      | 1,451    | 1,233      |
| 2 Fixture Bath              |          |            | 1      | 3,056    | 2,598      |
| Porches                     |          |            |        |          |            |
| WSEP (1 Story)              |          |            | 118    | 7,388    | 6,280      |
| WCP (1 Story)               |          |            | 118    | 5,847    | 4,970      |
| Water/Sewer                 |          |            |        |          |            |
| Public Water                |          |            | 1      | 1,494    | 1,270      |
| Public Sewer                |          |            | 1      | 1,494    | 1,270      |
| Built-Ins                   |          |            |        |          |            |
| Appliance Allow.            |          |            | 1      | 2,767    | 2,352      |
| Fireplaces                  |          |            |        |          |            |
| Wood Stove                  |          |            | 1      | 2,552    | 2,169      |
| Totals:                     |          |            |        | 134,698  | 114,482    |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 217,516

|                                                                             |                |         |              |
|-----------------------------------------------------------------------------|----------------|---------|--------------|
| 2026 Est. T.C.V.                                                            | 006-715-060-00 | =       | 517,516      |
| Est. TCV/Total Floor Area = 645.28, Most recent sale 05/31/2018 for 230,000 |                |         |              |
| 2025 Assessed                                                               | MBOR           | S.E.V.  | Base for Cap |
| 251,200                                                                     | 251,200        | 251,200 | 130,215      |
| 2026 New Eq.                                                                | Adjustment     | Loss    | Additions    |
| 0                                                                           | 7,600          | 0       | 0            |
| 2026 Assessed                                                               | MBOR           | S.E.V.  | Capped       |
| 258,800                                                                     | 258,800        | 258,800 | 133,730      |
|                                                                             |                |         | ->Taxable<-  |
|                                                                             |                |         | PRE/MBT      |
|                                                                             |                |         | 0            |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-715-061-00   | 2026 Est. T.C.V.    | HOLWEIKO JIRAK JOINT TRUST |
| Property Class: 407 |                     | 61 HAWKS NEST              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L276 P218 L297 P396 L389 P824 L493 P815 L794 P871/04 UNIT 61 HAWK'S NEST  
 CONDOMINIUM REC L253 P934-993 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description                              | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|------------------------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE                         | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 409 SF Floor Area = 614 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories                     | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------------------------|----------|------------|--------|----------|------------|
| 1.5 Story                   | Siding   | Slab       | 409    |          |            |
|                             |          |            | Total: | 81,552   | 69,316     |
| Other Additions/Adjustments |          |            |        |          |            |
| Plumbing                    |          |            |        |          |            |
| Average Fixture(s)          |          |            | 1      | 1,451    | 1,233      |
| 3 Fixture Bath              |          |            | 1      | 4,567    | 3,882      |
| Porches                     |          |            |        |          |            |
| WSEP (2 Story)              |          |            | 118    | 11,821   | 10,048     |
| WCP (1 Story)               |          |            | 40     | 2,925    | 2,486      |
| Water/Sewer                 |          |            |        |          |            |
| Public Water                |          |            | 1      | 1,494    | 1,270      |
| Public Sewer                |          |            | 1      | 1,494    | 1,270      |
| Built-Ins                   |          |            |        |          |            |
| Appliance Allow.            |          |            | 1      | 2,767    | 2,352      |
| Fireplaces                  |          |            |        |          |            |
| Wood Stove                  |          |            | 1      | 2,552    | 2,169      |
| Totals:                     |          |            |        | 110,623  | 94,026     |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-715-061-00                                             | =       | 478,649     |
| Est. TCV/Total Floor Area = 779.56, Most recent sale 11/13/1998 for 137,500 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 233,500                                                                     | 233,500 | 233,500     |
|                                                                             |         | 103,982     |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 0                                                                           | 5,800   | 0           |
|                                                                             |         | 2,807       |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 239,300                                                                     | 239,300 | 239,300     |
|                                                                             |         | 106,789     |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 106,789     |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 106,789     |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-062-00   | 2026 Est. T.C.V.    | GULA ROBERT J & CONSTANCE L |
| Property Class: 407 |                     | 62 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L276 P234 L410 P647 L449 P102 L483 P811 UNIT 62 HAWK'S NEST CONDOMINIUM REC L258  
P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

# Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |        |         |        | 300,000 |
| Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 402 SF Floor Area = 804 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

## Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| 2 Story                     | Siding   | Slab       | 402  |          |            |
| Total:                      |          |            |      | 109,451  | 99,593     |
| Other Additions/Adjustments |          |            |      |          |            |
| Plumbing                    |          |            |      |          |            |
| Average Fixture(s)          |          |            | 1    | 1,451    | 1,320      |
| 3 Fixture Bath              |          |            | 1    | 4,567    | 4,156      |
| Porches                     |          |            |      |          |            |
| WSEP (1 Story)              |          |            | 118  | 7,388    | 6,723      |
| WCP (1 Story)               |          |            | 118  | 5,847    | 5,321      |
| Water/Sewer                 |          |            |      |          |            |
| Public Water                |          |            | 1    | 1,494    | 1,360      |
| Public Sewer                |          |            | 1    | 1,494    | 1,360      |
| Built-Ins                   |          |            |      |          |            |
| Appliance Allow.            |          |            | 1    | 2,767    | 2,518      |
| Fireplaces                  |          |            |      |          |            |
| Wood Stove                  |          |            | 1    | 2,552    | 2,322      |
| Totals:                     |          |            |      | 137,011  | 124,673    |

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 236,879

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-715-062-00                                             | =       | 536,879   |
| Est. TCV/Total Floor Area = 667.76, Most recent sale 06/15/2012 for 275,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 260,300                                                                     | 260,300 | 260,300   |
|                                                                             |         | 146,844   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 8,100   | 0         |
|                                                                             |         | 3,964     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 268,400                                                                     | 268,400 | 268,400   |
|                                                                             |         | 150,808   |
|                                                                             |         | 150,808   |
|                                                                             |         | 0         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-063-00   | 2026 Est. T.C.V.    | HAWKS NEST 63 LLC    |
| Property Class: 407 |                     | 63 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L275 P930 L396 P469/94 L645 P651/02 L773 P585/03 UNIT 63 HAWK'S NEST CONDOMINIUM  
 REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description      | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value                           |
|------------------|----------|-------|-------|-------|--------|---------|--------|---------------------------------|
| H715 HAWKS RIDGE | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000                         |
| 0.00 Total Acres |          |       |       |       |        |         |        | Total Est. Land Value = 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 408 SF Floor Area = 612 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 408  |          |            |
| Total:    |          |            |      | 81,312   | 69,109     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 110,383 93,819

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,256

2026 Est. T.C.V. 006-715-063-00 = 478,256

Est. TCV/Total Floor Area = 781.46, Most recent sale 07/27/2011 for 215,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 233,300       | 233,300    | 233,300 | 104,107      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 5,800      | 0       | 0            | 2,810          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 239,100       | 239,100    | 239,100 | 106,917      | 106,917        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-064-00   | 2026 Est. T.C.V.    | LABARGE TRUST        |
| Property Class: 407 |                     | 64 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L277 P377 L359 P422-425/93 L745 P312/03 DC L745 P346/03 UNIT 64 HAWK'S NEST  
 CONDOMINIUM REC L258 P1-27 UND 1/2 INT TO DUFFY MAUREEN UND 1/4 INT TO DUFFY  
 JOHN UND 1/4 INT TO DUFFY MARTIN SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth      | Rate         | %Adj.   | Reason | Value   |
|-----------------------|----------|-------------|-------|------------|--------------|---------|--------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1     | Units      | 360000       | 0.00000 | 100    | 360,000 |
|                       | 0.00     | Total Acres |       | Total Est. | Land Value = |         |        | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 410 SF Floor Area = 1025 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 410    |          |            |
|           |          |            | Total: | 129,157  | 109,793    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 118 | 5,847  | 4,970  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 165,716 140,868

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 267,649

2026 Est. T.C.V. 006-715-064-00 = 627,649  
 Est. TCV/Total Floor Area = 612.34, Most recent sale 10/07/2022 for 680,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 324,700                 | 324,700 | 324,700   | 250,177        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -10,900 | 0         | 6,754          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 313,800                 | 313,800 | 313,800   | 256,931        | 256,931     | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-715-065-00   | 2026 Est. T.C.V.    | MEESA INDU REKHA     |
| Property Class: 407 |                     | 65 HAWKS NEST        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L278 P21 L305 P381 L324 P724 L533 P260 L820 P500/04 UNIT 65 HAWK'S NEST  
 CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate      | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------|-------|-----------|-------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000.00 | 000   | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |           |       |        |         |
| Total Est. Land Value = |          |       |       |       |           |       |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 402 SF Floor Area = 804 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 402  |          |            |
| Total:  |          |            |      | 109,451  | 93,019     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 118 | 5,847 | 4,970 |
| WSEP (1 Story) | 118 | 7,388 | 6,280 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 137,011 116,445

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 221,246

2026 Est. T.C.V. 006-715-065-00 = 521,246

Est. TCV/Total Floor Area = 648.32, Most recent sale 10/20/2014 for 267,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 253,000       | 253,000    | 253,000 | 128,084      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,600      | 0       | 0            | 3,458          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 260,600       | 260,600    | 260,600 | 131,542      | 131,542        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-715-066-00   | 2026 Est. T.C.V.    | LEAHY JOHN M & CATHY J |
| Property Class: 407 |                     | 66 HAWKS NEST          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L277 P241 L285 P887 L516 P070/99 UNIT 66 HAWK'S NEST CONDOMINIUM REC L258 P1-27  
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description           | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| H715 HAWKS HAWKS NEST | 360K     |             | 1     | Units | 360000.00  | 000   | 100          | 360,000 |
|                       | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 360,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 408 SF Floor Area = 612 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 408    |          |            |
|           |          |            | Total: | 81,312   | 69,109     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,048 |
| WCP (1 Story)  | 40  | 2,925  | 2,486  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,169 |
|------------|---|-------|-------|

Totals: 110,383 93,819

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,256

2026 Est. T.C.V. 006-715-066-00 = 538,256

Est. TCV/Total Floor Area = 879.50, Most recent sale 07/01/2022 for 520,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 283,300                 | 283,300 | 283,300   | 201,462        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -14,200 | 0         | 5,439          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 269,100                 | 269,100 | 269,100   | 206,901        | 206,901     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-067-00   | 2026 Est. T.C.V.    | GULA ROBERT J & CONSTANCE L |
| Property Class: 407 |                     | 67 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L276 P850 L314 P276 L454 P123/97 L687 P251/02 UNIT 67 HAWK'S NEST CONDOMINIUM  
 REC IN L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------|-------|--------|---------|--------|---------|
| H715 HAWKS RIDGE        | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000 |
| 0.00 Total Acres        |          |       |       |       |        |         |        | 300,000 |
| Total Est. Land Value = |          |       |       |       |        |         |        | 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 402 SF Floor Area = 804 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Slab       | 402  |          |            |
| Total:  |          |            |      | 109,451  | 99,593     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,320 |
| 3 Fixture Bath     | 1 | 4,567 | 4,156 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 118 | 5,847 | 5,321 |
| WSEP (1 Story) | 118 | 7,388 | 6,723 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,360 |
| Public Sewer | 1 | 1,494 | 1,360 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,518 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,322 |
|------------|---|-------|-------|

Totals: 137,011 124,673

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 236,879

2026 Est. T.C.V. 006-715-067-00 = 536,879

Est. TCV/Total Floor Area = 667.76, Most recent sale 11/30/2012 for 275,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 260,300       | 260,300    | 260,300 | 146,844      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 8,100      | 0       | 0            | 3,964          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 268,400       | 268,400    | 268,400 | 150,808      | 150,808        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-715-068-00   | 2026 Est. T.C.V.    | GULA ROBERT J & CONSTANCE L |
| Property Class: 407 |                     | 68 HAWKS NEST               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L276 P623 L355 P492 L390 P808/94 L608 P689/01 L639 P570/02 L827 P701/04 UNIT 68  
HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

#### Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

\* Factors \*

| Description      | Frontage | Depth | Front | Depth | Rate   | %Adj.   | Reason | Value                           |
|------------------|----------|-------|-------|-------|--------|---------|--------|---------------------------------|
| H715 HAWKS RIDGE | <1000    | SQFT  | 1     | Units | 300000 | 0.00000 | 100    | 300,000                         |
| 0.00 Total Acres |          |       |       |       |        |         |        | Total Est. Land Value = 300,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 412 SF Floor Area = 618 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 412  |          |            |
| Total:    |          |            |      | 82,037   | 75,473     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,335 |
| 2 Fixture Bath     | 1 | 3,056 | 2,812 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (2 Story) | 118 | 11,821 | 10,875 |
| WCP (1 Story)  | 40  | 2,925  | 2,691  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,374 |
| Public Sewer | 1 | 1,494 | 1,374 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,546 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,348 |
|------------|---|-------|-------|

Totals: 109,597 100,828

Notes: LOFT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 191,573

2026 Est. T.C.V. 006-715-068-00 = 491,573

Est. TCV/Total Floor Area = 795.43, Most recent sale 01/09/2014 for 260,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 239,400       | 239,400    | 239,400 | 120,631      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 6,400      | 0       | 0            | 3,257          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 245,800       | 245,800    | 245,800 | 123,888      | 123,888        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-720-001-00   | 2026 Est. T.C.V.    | BACKUS JOSEPH B & BARBARA L |
| Property Class: 401 |                     | 6154 S TAMARACK LN          |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664        |

L291 P42/88 L386 P367/94 GA 797 VINCENT STOCKS PLAT OF LOT 1 HILL CREEK  
SUBDIVISION LIBER 3 OF PLATS SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                    | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|---------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                  | 53.00    | 1047.91 | 1.0000 | 1.1061 | 21000 | 100   |        | 1,231,122 |
| 53 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = |          |         |        |        |       |       |        | 1,231,122 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 30.83 | 70   | 50     | 1,079      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,579      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 988 SF Floor Area = 988 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/50/100/100/30

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Crawl Space | 988  |          |            |
| Total:  |          |             |      | 123,705  | 37,112     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,209 | 363 |
| 2 Fixture Bath     | 1 | 2,552 | 766 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 1,342 |
| Water Well, 100 Feet | 1 | 5,522 | 1,657 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 304 | 7,263 | 2,179 |
|---------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,934 | 580 |
|------------------|---|-------|-----|

#### Fireplaces

|                |   |       |     |
|----------------|---|-------|-----|
| Prefab 1 Story | 1 | 2,190 | 657 |
|----------------|---|-------|-----|

Totals: 148,848 44,656

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 120,571

2026 Est. T.C.V. 006-720-001-00 = 1,355,272

Est. TCV/Total Floor Area = 1371.73, Most recent sale 08/23/1988 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 645,800                 | 645,800 | 645,800   | 221,141        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 31,800  | 0         | 5,970          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 677,600                 | 677,600 | 677,600   | 227,111        | 227,111     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-720-002-00   | 2026 Est. T.C.V.    | CHICK LYLE E TRUST & |
| Property Class: 401 |                     | 6156 S TAMARACK LN   |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L519 P639/99 LOT 2 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 250.00 | 1.0000 | 0.7731 | 21000 | 100   |        | 1,623,416 |
| 100 Actual Front Feet, 0.57 Total Acres |          |        |        |        |       |       |        | 1,623,416 |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,623,416 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                     |          |   |     |       |
|---------------------|----------|---|-----|-------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1 | 100 | 5,000 |
|---------------------|----------|---|-----|-------|

|                                                     |  |  |  |       |
|-----------------------------------------------------|--|--|--|-------|
| Total Estimated Land Improvements True Cash Value = |  |  |  | 5,000 |
|-----------------------------------------------------|--|--|--|-------|

|                            |               |         |     |   |          |
|----------------------------|---------------|---------|-----|---|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls | C | Blt 1967 |
|----------------------------|---------------|---------|-----|---|----------|

(11) Heating System: Electric Baseboard

Ground Area = 1280 SF Floor Area = 2240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,280 |          |            |
| 1 Story | Siding   | Overhang    | 960   |          |            |
| Total:  |          |             |       | 260,513  | 156,307    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 2 | 9,133 | 5,480 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 396 | 6,368 | 3,821 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 960 | 42,826 | 25,696 |
| Door Opener | 1   | 537    | 322    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 340,738 | 204,442 |
|---------|---------|---------|

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 551,994

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-720-002-00 | = | 2,180,410 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 973.40

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,044,900               | 1,044,900 | 1,044,900 | 447,495      | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 45,300    | 0         | 0            | 12,082         | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,090,200               | 1,090,200 | 1,090,200 | 459,577      | 459,577        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-720-003-00   | 2026 Est. T.C.V.    | EGAN THOMAS M & ROSEMARY W |
| Property Class: 401 |                     | 6158 S TAMARACK LN         |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664       |

L298 P849/89 LOT 3 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

## Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                           | 100.00   | 248.00 | 1.0000 | 0.7715 | 21000 | 100   |        | 1,620,159 |
| 100 Actual Front Feet, 0.57 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,620,159 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Dock: Light posts                                   | 47.90    | 400  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| BOAT HOIST                                          | 2,000.00 | 1    | 0      | 0          |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family A-FRAME Cls C -5 Blt 1970

(11) Heating System: Forced Hot Water

Ground Area = 1024 SF Floor Area = 2048 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,024 |          |            |
| 1 Story   | Siding   | Overhang   | 256   |          |            |
| 1 Story   | Siding   | Overhang   | 256   |          |            |
| Total:    |          |            |       | 249,556  | 162,194    |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,808 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|     |      |        |        |
|-----|------|--------|--------|
| WPP | 248  | 5,337  | 3,469  |
| WPP | 1024 | 16,230 | 10,549 |

## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 52 | 2,317 | 1,506 |
| Wood Balcony | 24 | 1,069 | 695   |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 3 Car | 1 | 5,356 | 3,481 |
| Door Opener            | 1 | 537   | 349   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 318,244 | 206,840 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-720-003-00

Page: 2

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 558,468

|                                     |              |                       |
|-------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-720-003-00     | =            | 2,183,627             |
| Est. TCV/Total Floor Area = 1066.22 |              |                       |
| 2025 Assessed MBOR S.E.V.           | Base for Cap | IRM                   |
| 1,041,500 1,041,500 1,041,500       | 380,223      | 2.70                  |
| 2026 New Eq. Adjustment Loss        | Additions    | Tax Adjustment Losses |
| 0 50,300 0                          | 0            | 10,266 0              |
| 2026 Assessed MBOR S.E.V.           | Capped       | ->Taxable<- PRE/MBT   |
| 1,091,800 1,091,800 1,091,800       | 390,489      | 390,489 390,489       |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-720-004-00   | 2026 Est. T.C.V.    | OWLS NEST OF TAMARACK COVE LLC |
| Property Class: 401 |                     | 6160 S TAMARACK LN             |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L998P641 SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEEANAU, STATE OF MICHIGAN,  
AND BEING LOTS 4 AND 4A, OF VINCENT STOCK'S PLAT OF HILL CREEK SUBDIVISION OF PARTS OF GOVERNMENT LOTS 4 AND 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEEANAU COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGES 4 AND 5, LEEANAU COUNTY RECORDS, WITH FULL RIPARIAN RIGHTS. TOGETHER WITH AN EASEMENT TO USE AS A RIGHT-OF-WAY FOR INGRESS AND EGRESS THE PRIVATE ROADS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION AND THE PRIVATE ROAD SHOWN ON THE RECORDED PLAT OF GLEN SHORES SUBDIVISION.

FORMERLY L273 P763 L471 P645/98 GA 799-1 LOT 4 & 4A HILL CREEK SUBDIVISION. UND 1/3 INTEREST EACH TO HERINGHAUS JOHN R & MCCONNELL JUDITH ANN & CINDRIC JEAN MARIE SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 21000                                                   | 100.00   | 220.00 | 1.0000 | 0.7487 | 21000 | 100   |        | 1,572,354 |
| 100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,572,354 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 39.96    | 25   | 50     | 499        |
| Wood Frame                                          | 39.96    | 25   | 50     | 499        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,498      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1968

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1626 SF Floor Area = 1626 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,626  |          |            |
|         |          |             | Total: | 239,513  | 155,683    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,177 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 24 | 670 | 435 |
|-----|----|-----|-----|

##### Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 252 | 4,130 | 2,684 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 279,528 | 181,692 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-720-004-00

Page: 2

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 490,568

|                                     |              |                       |
|-------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-720-004-00     | =            | 2,065,420             |
| Est. TCV/Total Floor Area = 1270.25 |              |                       |
| 2025 Assessed MBOR S.E.V.           | Base for Cap | IRM                   |
| 984,800 984,800 984,800             | 446,495      | 2.70                  |
| 2026 New Eq. Adjustment Loss        | Additions    | Tax Adjustment Losses |
| 0 47,900 0                          | 0            | 12,055 0              |
| 2026 Assessed MBOR S.E.V.           | Capped       | ->Taxable<- PRE/MBT   |
| 1,032,700 1,032,700 1,032,700       | 458,550      | 458,550 0             |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-720-005-00   | 2026 Est. T.C.V.    | GOODELL-GLEN LAKE FAMILY |
| Property Class: 401 |                     | 6162 S TAMARACK LN       |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664     |

L292 P712/88 LOTS 5 & 5A & WLY 40 FT OF LOTS 6 & 6A DESC AS BEG AT SW COR LT 6 TH N16 DEG 23' 30" E 167.50 FT TH S 70 DEG 35' E 43.41 FT TH S 17 DEG 29' 40" W 167.66 FT TH N 70 DEG 19' W 40.00 FT FT TO P.O.B. ALSO BEG AT SW COR LT 6A TH N 16 DEG 23' 30" E 160.14 FT TH N 89 DEG 58' E 50 FT TH S 17 DEG 29' 40" W 184 FT TH N 70 DEG 35' W 44.07 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 300.00 | 0.9759 | 0.8091 | 21000 | 100   |                        | 1,658,227 |
| GROUP A 21000                                                   | 40.00    | 300.00 | 0.9759 | 0.8091 | 21000 | 50    | SURPLUS: ZONING 100 ft | 331,645   |
| 140 Actual Front Feet, 0.96 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 1,989,873 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = 1801 SF Floor Area = 1801 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,801  |          |            |
|         |          |             | Total: | 297,493  | 193,371    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 69 | 5,306 | 3,449 |
| WCP (1 Story) | 53 | 4,390 | 2,853 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 52  | 1,872 | 1,217 |
| Treated Wood | 140 | 3,413 | 2,218 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,496 |
|------------------|---|-------|-------|

Totals: 337,558 219,412

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 592,411

2026 Est. T.C.V. 006-720-005-00 = 2,587,284

Est. TCV/Total Floor Area = 1436.58

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |        |  |
|---------------|----------------|-----------|--------------|----------------|--------|--|
| 1,232,200     | 1,232,200      | 1,232,200 | 433,850      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 61,400         | 0         | 0            | 11,713         | 0      |  |

---

Parcel Number: 45-006-720-005-00Page: 2

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,293,600     | 1,293,600 | 1,293,600 | 445,563 | 445,563     | 0       |

45-006-720-006-00  
Property Class: 401  
Map #: 48

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

TAMARACK REAL ESTATE LLC  
6166 S TAMARACK LN  
MAPLE CITY, MI 49664

L235 P578/83 PRT OF LOTS 6 6A 7 & 7A BEG AT PT ON SHORE GLEN LK AT SE COR LT 6 TH N 70 DEG 19' W ON SHORE LT 6 60 FT TH N 17 DEG 29' 40" E 167.66 FT TO NLY LN LTS 6 & 7 TH S 70 DEG 35' E 66.14 FT TO ELY LN LT 6 TH CONT S 70 DEG 35' E ON NLY LN LT 7 64.20 FT TH S 20 DEG 32' 25" W 168.33 FT TO SHORE IN LT 7 TH N 70 DEG 19' W 60 FT TO P.O.B. ALSO PARTS LT 6A & 7A BEG AT COMMON COR SLY LN LTS 6A & 7A TH N 70 DEG 35' W ON SLY LN 67.36 FT TH N 17 DEG 29' 40" E 184 FT TO NLY LN LTS TH N 89 DEG 58' E ON NLY LN 150 FT TH S 20 DEG 32' 25" W 233.70 FT TO SLY LOT LN TH N 70 DEG 35' W 65.02 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                 | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|------------------------|-----------|
| GROUP A 21000                                                   | 100.00   | 400.00 | 1.0000 | 0.8694 | 21000 | 100   |                        | 1,825,828 |
| GROUP A 21000                                                   | 20.00    | 400.00 | 1.0000 | 0.8694 | 21000 | 50    | SURPLUS: ZONING 100 ft | 182,583   |
| 120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                        | 2,008,410 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2485 SF Floor Area = 3728 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,485  |          |            |
|           |          |             | Total: | 507,333  | 329,768    |

#### Other Additions/Adjustments

#### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 4 | 26,863 | 17,461 |
|----------------|---|--------|--------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

#### Porches

|     |    |       |     |
|-----|----|-------|-----|
| CPP | 30 | 1,023 | 665 |
|-----|----|-------|-----|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 270 | 5,254 | 3,415 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 676 | 32,434 | 21,082 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |
| Door Opener         | 2   | 1,343  | 873    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 2 | 20,684 | 13,445 |
|------------------|---|--------|--------|

Totals: 608,359 395,435

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,067,675

Parcel Number: 45-006-720-006-00

Page: 2

2026 Est. T.C.V. 006-720-006-00

= 3,078,585

Est. TCV/Total Floor Area = 825.80

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,469,500     | 1,469,500 | 1,469,500 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 461,813      | 2.70 |

|      |     |                |      |
|------|-----|----------------|------|
| 2026 | New | Eq. Adjustment | Loss |
|      | 0   | 69,800         | 0    |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 12,468         | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,539,300     | 1,539,300 | 1,539,300 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 474,281 | 474,281     | 0       |

45-006-720-008-00  
 Property Class: 402  
 Map #: 48

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

MILLER NATHALENE M TRUST  
 S DUNNS FARM RD  
 MAPLE CITY, MI 49664

L625 P671/02 LOTS 9 10 & PRT LOT 8 COM AT NW COR LOT 8 TH N 89 DEG 58' E 269.59  
 FT TO POB TH S 27 DEG 12' 20" W 296.74 FT TO S LN LOT 8 TH S 68 DEG 26' E 110.70  
 FT TH N 27 DEG 18' 35" E 277.70 FT TH N 89 DEG 58' E 45.55 FT TH N 14 DEG 21' 30"  
 E 54.30 FT TH S 89 DEG 58' W 124.37 FT TO POB HILL CREEK SUBDIVISION. SEC 25  
 T29N R14W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason               | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|----------------------|---------|
| A 100' @ 600/FF                         | 400.00   | 235.02 | 0.6002 | 0.8755 | 600        | 100   |                      | 126,113 |
| A 100' @ 600/FF                         | 30.00    | 235.02 | 0.6002 | 0.8755 | 600        | 50    | SURPLUS: ZONING 100' | 4,729   |
| 430 Actual Front Feet, 2.32 Total Acres |          |        |        |        | Total Est. |       | Land Value =         | 130,842 |

2026 Est. T.C.V. 006-720-008-00 = 130,842

Est. TCV/Total Floor Area = 35.10

| 2025 Assessed           | MBOR    | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|---------|--------|--------------|----------------|---------|--|
| 75,700                  | 75,700  | 75,700 | 6,271        | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -10,300 | 0      | 0            | 169            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 65,400                  | 65,400  | 65,400 | 6,440        | 6,440          | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-720-008-10   | 2026 Est. T.C.V.    | SIETSEMA BENJAMIN & JENNA |
| Property Class: 402 |                     | S DUNNS FARM RD           |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664      |

L498 P295-297 L503 P580/99 COM AT NW COR LOT 8 TH S 21 DEG 34' W 196.01 FT TO SW  
 COR LOT 8 TH S 68 DEG 26' E ALG SLY LN LOT 8 221.50 FT TH N 27 DEG 12' 20" E  
 296.74 FT TO N LN LOT 8 THS 89 DEG 58' W 269.59 FT TO POB HILL CREEK  
 SUBDIVISION. SEC 25 T29N R14W.

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

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 600/FF                         | 353.00   | 170.78 | 0.6431 | 0.8083 | 600  | 100   |                         | 110,102 |
| 353 Actual Front Feet, 1.38 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 110,102 |

2026 Est. T.C.V. 006-720-008-10 = 110,102

Est. TCV/Total Floor Area = 29.53, Most recent sale 06/01/2022 for 2,400,000

|                         |        |           |                |             |         |  |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |  |
| 62,500                  | 62,500 | 62,500    | 62,500         | 2.70        |         |  |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |  |
| 0                       | -7,400 | 0         | -7,400         | 0           |         |  |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |  |
| 55,100                  | 55,100 | 55,100    | 64,187         | 55,100      | 0       |  |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-720-011-00   | 2026 Est. T.C.V.    | TAMARACK COVE ASSOC  |
| Property Class: 402 |                     | S DUNNS FARM RD      |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

LOT 11 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description   | Frontage | Depth   | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------|----------|---------|-------------|--------|------------|-------|--------------|---------|
| GROUP B 7000/ | 100.00   | 1000.00 | 1.0000      | 0.7488 | 7000       | 100   | STREAM       | 524,168 |
|               |          | 2.30    | Total Acres |        | Total Est. |       | Land Value = | 524,168 |

2026 Est. T.C.V. 006-720-011-00 = 524,168

Est. TCV/Total Floor Area = 140.60

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 224,600                 | 224,600 | 224,600 | 7,071        | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 37,500  | 0       | 0            | 190            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 262,100                 | 262,100 | 262,100 | 7,261        | 7,261          | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-720-012-00   | 2026 Est. T.C.V.    | MCGREAL JOSEPH & SHEILA |
| Property Class: 401 |                     | 6104 S HILL CREEK RD    |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664    |

L251 P998/85 L866 P946/05 LOT 12 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 100.00 | 1.0000 | 1.0000 | 7000 | 100   |                         | 700,000 |
| 100 Actual Front Feet, 2.30 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 700,000 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 25.11 | 200  | 97     | 4,871      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,871      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1914 SF Floor Area = 1914 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,914  |          |            |
|         |          |             | Total: | 249,931  | 247,432    |

Other Additions/Adjustments

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Totals: 268,042 265,362

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 716,477  
20% Completed => Est. True Cash Value 2026 = 143,295

2026 Est. T.C.V. 006-720-012-00 = 848,166

Est. TCV/Total Floor Area = 443.14, Most recent sale 10/14/2022 for 520,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 300,000                 | 300,000 | 300,000   | 193,126        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 74,100                  | 50,000  | 74,100    | 5,214          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 424,100                 | 424,100 | 424,100   | 272,440        | 272,440     | 0       |

45-006-720-013-00                      2026 Est. T.C.V.                      PIERCE DANIEL & ZARKOWSKI PAMELA  
 Property Class: 401                      6096 S HILL CREEK RD  
 Map #: 48                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

L251 P91 L281 P764 L397 P269/94 L909 P648/06 L917 P783/06 LOT 13 HILL CREEK  
 SUBDIVISION SEC 25 T29N R14W.

# Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|---------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 1015.49 | 1.0000 | 1.0015 | 7000 | 100   |                         | 701,077 |
| 100 Actual Front Feet, 2.33 Total Acres |          |         |        |        |      |       | Total Est. Land Value = | 701,077 |

## Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Picket, 30-40 | 19.00 | 19   | 50     | 180        |
| Dock: Light posts          | 53.05 | 64   | 50     | 1,697      |
| Wood Frame                 | 45.96 | 63   | 50     | 1,447      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,824      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                      Cls BC                      Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 978 SF      Floor Area = 1472 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 978  |          |            |
| 0.5 Story | Siding   | Overhang    | 11   |          |            |
|           |          | Total:      |      | 218,393  | 163,793    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 48 | 4,085 | 3,064 |
|---------------|----|-------|-------|

### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 510 | 7,971 | 5,978 |
| Treated Wood | 331 | 6,004 | 4,503 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Totals:                      265,869                      199,400

## Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV:                      538,380

2026 Est. T.C.V. 006-720-013-00                      =                      1,245,281

Est. TCV/Total Floor Area = 845.98, Most recent sale 08/16/2013 for 550,000

| 2025 Assessed | MBOR    | S.E.V.         | Base for Cap | IRM       |                |        |
|---------------|---------|----------------|--------------|-----------|----------------|--------|
| 562,500       | 562,500 | 562,500        | 328,968      | 2.70      |                |        |
| 2026          | New     | Eq. Adjustment | Loss         | Additions | Tax Adjustment | Losses |
|               | 0       | 60,100         | 0            | 0         | 8,882          | 0      |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 622,600       | 622,600 | 622,600 | 337,850 | 337,850     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-720-014-00   | 2026 Est. T.C.V.    | ALGER BRADLEY H & KATHARINE A |
| Property Class: 401 |                     | 6090 S HILL CREEK RD          |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664          |

L266 P672/86 LOT 14 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

## Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 900.00 | 1.0000 | 0.9895 | 7000 | 100   |                         | 692,663 |
| 100 Actual Front Feet, 2.07 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 692,663 |

## Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 25.45 | 192  | 50     | 2,443      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 50     | 750        |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,193      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2021

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 952 SF Floor Area = 2161 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

## Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Piers      | 952  |          |            |
| 1 Story | Siding   | Overhang   | 257  |          |            |
|         |          | Total:     |      | 243,615  | 233,876    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,393 |
| 3 Fixture Bath     | 2 | 9,133 | 8,768 |

## Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 4,591 |
| Water Well, 50 Feet | 1 | 3,410 | 3,274 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 301 | 14,725 | 14,136 |
|----------------|-----|--------|--------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 500 | 7,420 | 7,123 |
| Treated Wood | 300 | 5,301 | 5,089 |
| Treated Wood | 143 | 3,266 | 3,135 |
| Treated Wood | 126 | 3,004 | 2,884 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 257 | 17,150 | 16,464 |
| Common Wall: 2 Wall | 1   | -5,280 | -5,069 |
| Door Opener         | 1   | 537    | 516    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,656 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 2 Story    | 1 | 3,170 | 3,043 |
| Direct-Vented Gas | 2 | 6,044 | 5,802 |

|         |         |         |
|---------|---------|---------|
| Totals: | 320,495 | 307,681 |
|---------|---------|---------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 830,739

Parcel Number: 45-006-720-014-00

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2026 Est. T.C.V. 006-720-014-00 = 1,526,595  
 Est. TCV/Total Floor Area = 706.43, Most recent sale 08/29/2019 for 250,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 722,400       | 722,400 | 722,400 | 452,328      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 40,900         | 0    | 0         | 12,212         | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 763,300       | 763,300 | 763,300 | 464,540 | 464,540     | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-720-015-00   | 2026 Est. T.C.V.    | FORGIONE SUZANNE M & RAYMOND H |
| Property Class: 401 |                     | 6084 S HILL CREEK RD           |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664           |

L246 P466/84 L299 P418/89 L816 P200/04 LOT 15 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 806.00 | 1.0000 | 0.9787 | 7000 | 100   |                         | 685,065 |
| 100 Actual Front Feet, 1.85 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 685,065 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1938 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,008 |          |            |
| 1 Story   | Siding   | Overhang    | 426   |          |            |
|           |          | Total:      |       | 249,723  | 174,835    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 2 | 9,133 | 6,393 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 176 | 4,597 | 3,218 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 308 | 5,399 | 3,779 |
| Treated Wood | 66  | 2,022 | 1,415 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 834 | 38,306 | 26,814 |
| Storage Over Garage   | 417 | 5,630  | 3,941  |
| Common Wall: 1/2 Wall | 1   | -1,320 | -924   |
| Door Opener           | 2   | 1,075  | 752    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Totals: 329,412 230,616

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 622,663

2026 Est. T.C.V. 006-720-015-00 = 1,312,728

Est. TCV/Total Floor Area = 677.36, Most recent sale 07/26/2004 for 0

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 597,800       | 597,800 | 597,800 | 202,185      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-720-015-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 58,600  | 0       | 0       | 5,458       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 656,400       | 656,400 | 656,400 | 207,643 | 207,643     | 207,643 |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-720-016-00   | 2026 Est. T.C.V.    | LATTIMORE FAMILY REVOC TRUST |
| Property Class: 402 |                     | S HILL CREEK RD              |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L251 P91 L301 P119 L408 P664-665/95 LOT 16 HILL CREEK SUBDIVISION SEC 25 529N  
R14W.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 736.00 | 1.0000 | 0.9698 | 7000 | 100   |                         | 678,869 |
| 100 Actual Front Feet, 1.69 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 678,869 |

2026 Est. T.C.V. 006-720-016-00 = 678,869

Est. TCV/Total Floor Area = 350.29, Most recent sale 08/07/1995 for 35,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 290,900                 | 290,900 | 290,900   | 46,949         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 48,500  | 0         | 1,267          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 339,400                 | 339,400 | 339,400   | 48,216         | 48,216      | 48,216  |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-720-017-00   | 2026 Est. T.C.V.    | LATTIMORE FAMILY REVOC TRUST |
| Property Class: 401 |                     | 6042 S HILL CREEK RD         |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L251 P91 L254 P102 L301 P119 L344 P129 LOT 17 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

#### Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 700.00 | 1.0000 | 0.9650 | 7000 | 100   |                         | 675,473 |
| 100 Actual Front Feet, 1.61 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 675,473 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1232 SF Floor Area = 1848 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|-----------|-------------|--------|----------|------------|
| 1.5 Story | Pine Logs | Crawl Space | 1,232  |          |            |
|           |           |             | Total: | 243,435  | 182,558    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 150 | 5,597 | 4,198 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 7,127 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 208 | 8,865 | 6,649 |
| WCP (1 Story) | 90  | 4,881 | 3,661 |
| CCP (1 Story) | 280 | 7,470 | 5,602 |

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 952 | 53,531 | 40,148 |
| Storage Over Garage | 476 | 10,134 | 7,600  |
| Door Opener         | 2   | 1,504  | 1,128  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Totals: 366,201 274,631

Notes: LOG

ECF (4082 FISHER LAKE ) 2.700 => TCV: 741,504

2026 Est. T.C.V. 006-720-017-00 = 1,419,477

Est. TCV/Total Floor Area = 768.12, Most recent sale 06/24/1992 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-720-017-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | 652,600  | 652,600        | 652,600 | 182,080   | 2.70           |         |
|      | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 57,100         | 0       | 0         | 4,916          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 709,700  | 709,700        | 709,700 | 186,996   | 186,996        | 186,996 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-720-018-00   | 2026 Est. T.C.V.    | LATTIMORE FAMILY REVOC TRUST |
| Property Class: 402 |                     | S HILL CREEK RD              |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

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L225 P156 L344 P129/92 LOT 18 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

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Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| GROUP B 7000/                           | 100.00   | 677.00 | 1.0000 | 0.9617 | 7000       | 100   |              | 673,220 |
| 100 Actual Front Feet, 1.55 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 673,220 |

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2026 Est. T.C.V. 006-720-018-00 = 673,220

Est. TCV/Total Floor Area = 364.30, Most recent sale 06/24/1992 for 0

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 288,500                 | 288,500 | 288,500 | 61,632       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 48,100  | 0       | 0            | 1,664          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 336,600                 | 336,600 | 336,600 | 63,296       | 63,296         | 63,296  |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-720-019-00   | 2026 Est. T.C.V.    | LATTIMORE FAMILY REVOC TRUST |
| Property Class: 401 |                     | 6026 S HILL CREEK RD         |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664         |

L258 P859 L510 P124 L526 P942 L543 P435 LOT 19 HILL CREEK SUBDIVISION SEC 25  
T29N R14W.

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|--------------|--------|---------|
| GROUP B 7000/                           | 100.00   | 626.00 | 1.0000 | 0.9542 | 7000       | 100          |        | 667,968 |
| 100 Actual Front Feet, 1.44 Total Acres |          |        |        |        | Total Est. | Land Value = |        | 667,968 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2012

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

Garages

Class: C Exterior: Pole (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 974 | 24,175 | 21,757 |
|-----------|-----|--------|--------|

|         |        |        |
|---------|--------|--------|
| Totals: | 24,175 | 21,757 |
|---------|--------|--------|

Notes:

ECF (4082 FISHER LAKE ) 2.700 => TCV: 58,744

|                                                                           |   |         |
|---------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-720-019-00                                           | = | 726,712 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/1999 for 217,500 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                |   |         |
| 316,400 316,400 316,400 84,879 2.70                                       |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses              |   |         |
| 0 47,000 0 0 2,291 0                                                      |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                      |   |         |
| 363,400 363,400 363,400 87,170 87,170 87,170                              |   |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-720-020-00   | 2026 Est. T.C.V.    | DEVILBISS PAUL       |
| Property Class: 401 |                     | 6000 S HILL CREEK RD |
| Map #: 48           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L258 P859 L543 P435/00 LOT 20 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

## Land Value Estimates for Land Table 4082.4082 FISHER LAKE

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP B 7000/                           | 100.00   | 595.00 | 1.0000 | 0.9494 | 7000 | 100   |                         | 664,584 |
| 100 Actual Front Feet, 1.37 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 664,584 |

## Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| Dock: Light posts                                   | 43.26     | 320  | 50     | 6,921      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 16,921     |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls D Blt 2000

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1719 SF Floor Area = 1719 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,260  |          |            |
| 1 Story | Siding   | Crawl Space | 459    |          |            |
|         |          |             | Total: | 186,041  | 139,528    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,007 | 755   |
| 3 Fixture Bath     | 1 | 3,190 | 2,392 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,191 | 3,143 |
| Water Well, 100 Feet | 1 | 5,252 | 3,939 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,067 | 3,800 |
| Treated Wood | 36  | 1,422 | 1,066 |
| Treated Wood | 36  | 1,422 | 1,066 |

## Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 19,025 | 14,269 |
| Door Opener | 1   | 423    | 317    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,639 | 1,229 |
|------------------|---|-------|-------|

## Breezeways

|            |     |        |        |
|------------|-----|--------|--------|
| Frame Wall | 288 | 15,258 | 11,443 |
|------------|-----|--------|--------|

Totals: 243,937 182,947

Notes: MANUFACTURED

ECF (4082 FISHER LAKE ) 2.700 =&gt; TCV: 493,957

2026 Est. T.C.V. 006-720-020-00 = 1,175,462

Est. TCV/Total Floor Area = 683.81, Most recent sale 12/23/2015 for 345,937

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 531,100                 | 531,100 | 531,100   | 235,747        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 56,600  | 0         | 6,365          | 0      |

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 587,700       | 587,700 | 587,700 | 242,112 | 242,112     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-721-004-00   | 2026 Est. T.C.V.    | OSSENMACHER CHRISTINE L TRUST |
| Property Class: 407 |                     | 4 THE INN A                   |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L579 P841/01 L586 P859 L586 P860/01 L942 P377/07 UNIT 4-A THE INN CONDOMINIUM  
 REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000                 | 100   |        | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 589 SF Floor Area = 1178 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-00 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 10/15/2023 for 175,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 87,300                  | 87,300 | 87,300    | 69,489         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,000  | 0         | 1,876          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,300                  | 89,300 | 89,300    | 71,365         | 71,365      | 0       |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-721-004-10   | 2026 Est. T.C.V.    | OSSENMACHER CHRISTINE L TRUST |
| Property Class: 407 |                     | 4 THE INN B                   |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L613 P422 L614 P567/01 L620 P578/01 L614 P568/01 UNIT 4-B THE INN CONDOMINIUM  
 REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 589 SF Floor Area = 1178 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes: 2 LEVEL UNIT

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-10 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 03/21/2024 for 180,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 87,300        | 87,300     | 87,300 | 87,300       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,000      | 0      | 0            | 2,000          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 89,300        | 89,300     | 89,300 | 89,657       | 89,300         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-004-20   | 2026 Est. T.C.V.    | MILLER FEY TRUST     |
| Property Class: 407 |                     | 4 THE INN C          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L579 P841/01 L591 P457 L591 P458/01 UNIT 4-C THE INN CONDOMINIUM REC IN L465  
P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 589 SF Floor Area = 1178 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-20 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 11/08/2024 for 180,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 87,300        | 87,300     | 87,300 | 87,300       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,000      | 0      | 0            | 2,000          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 89,300        | 89,300     | 89,300 | 89,657       | 89,300         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-721-004-30   | 2026 Est. T.C.V.    | BECKER GARY W & AIMEE J |
| Property Class: 407 |                     | 4 THE INN D             |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L579 P841/01 L608 P411/01 L608 P412/01 UNIT 4-D THE INN CONDOMINIUM REC IN L465  
P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 589 SF Floor Area = 1178 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-30 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 10/10/2001 for 129,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 87,300                  | 87,300 | 87,300    | 51,149         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 2,000  | 0         | 1,381          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,300                  | 89,300 | 89,300    | 52,530         | 52,530      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-004-40   | 2026 Est. T.C.V.    | BETZ FAMILY TRUST    |
| Property Class: 407 |                     | 4 THE INN E          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L579 P841/01 L585 P150 L585 P151/01 UNIT 4-E THE INN CONDOMINIUM REC IN L465  
P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 589 SF Floor Area = 1178 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-40 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 09/18/2020 for 90,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 87,300        | 87,300     | 87,300 | 51,149       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,000      | 0      | 0            | 1,381          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 89,300        | 89,300     | 89,300 | 52,530       | 52,530         | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-721-004-50   | 2026 Est. T.C.V.    | BONE BESSIE MARIKIS TRUST AGREEMENT |
| Property Class: 407 |                     | 4 THE INN F                         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L579 P841/01 L602 P81/01 L602 P82/01 L884 P602/05 UNIT 4-F THE INN CONDOMINIUM  
 REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 589 SF Floor Area = 1178 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

##### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-50 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 09/10/2001 for 129,900

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 87,300        | 87,300     | 87,300 | 51,149       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,000      | 0      | 0            | 1,381          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 89,300        | 89,300     | 89,300 | 52,530       | 52,530         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-721-004-60   | 2026 Est. T.C.V.    | MILLER JOHN NORMAN & MARIANNE FEY |
| Property Class: 407 |                     | 4 THE INN G                       |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L579 P841/01 L591 P455 L591 P456/01 UNIT 4-G THE INN CONDOMINIUM REC IN L465  
P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 589 SF Floor Area = 1178 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-60 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 04/09/2021 for 93,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 87,300        | 87,300     | 87,300 | 51,149       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,000      | 0      | 0            | 1,381          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 89,300        | 89,300     | 89,300 | 52,530       | 52,530         | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-721-004-70   | 2026 Est. T.C.V.    | WATSON SAM & CORRIGAN-WATSON C |
| Property Class: 407 |                     | 4 THE INN H                    |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

UNIT 4-H THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 4: 2LEVELS |          |       | 1 Units     | 128000 | 0.00000    | 100   |              | 128,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 128,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 589 SF Floor Area = 1178 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 589    |          |            |
|         |          |            | Total: | 187,381  | 20,235     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 223,212 24,104

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

2026 Est. T.C.V. 006-721-004-70 = 178,618

Est. TCV/Total Floor Area = 151.63, Most recent sale 02/25/2021 for 93,600

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 87,300        | 87,300     | 87,300 | 51,149       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 2,000      | 0      | 0            | 1,381          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 89,300        | 89,300     | 89,300 | 52,530       | 52,530         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-010-00   | 2026 Est. T.C.V.    | LUCAS JAMES A TRUST  |
| Property Class: 407 |                     | 10 THE INN           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L557 P414/00 L559 P461 L559 P462/00 L855 P576/05 UNIT 10-A THE INN CONDOMINIUM  
 REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000                 | 100   |        | 105,000 |
|                 |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-00 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 09/29/2023 for 150,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 65,159         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | 1,759          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 66,918         | 66,918      | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-010-10   | 2026 Est. T.C.V.    | MANDIJA BRELANDA     |
| Property Class: 407 |                     | 10 THE INN           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L562 P729/00 L562 P730/00 UNIT 10-B THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000 | 100   |                         | 105,000 |
|                 |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-10 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 06/28/2023 for 115,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 65,159         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | 1,759          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 66,918         | 66,918      | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-721-010-20   | 2026 Est. T.C.V.    | HABEREK DONALD R LIVING TRUST |
| Property Class: 407 |                     | 10 THE INN                    |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L574 P180 L574 P181/01 L659 P584&585/02 UNIT 10-C THE INN CONDOMINIUM REC IN  
L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                 |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-20 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 03/23/2001 for 104,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 35,464         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | 957            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 36,421         | 36,421      | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-721-010-30   | 2026 Est. T.C.V.    | SCHAEFER CAMERON & KAYLA TRUST |
| Property Class: 407 |                     | 10 THE INN                     |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L580 P937 L580 P938/01 UNIT 10-D THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                 |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-30 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 04/19/2024 for 155,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 74,800         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | -800           | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 76,819         | 74,000      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-010-40   | 2026 Est. T.C.V.    | TOROK FAMILY TRUST   |
| Property Class: 407 |                     | 10 THE INN E         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L560 P309 L560 P310/00 UNIT 10-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000 | 100   |                         | 105,000 |
|                 |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-40 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 06/11/2024 for 150,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 74,800         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | -800           | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 76,819         | 74,000      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-010-50   | 2026 Est. T.C.V.    | NEUMANN THERESA M    |
| Property Class: 407 |                     | 10 THE INN F         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L574 P182 L574 P183/01 UNIT 10-F THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000                 | 100   |        | 105,000 |
|                 |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-50 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 06/30/2022 for 104,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 39,621         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | 1,069          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 40,690         | 40,690      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-721-010-60   | 2026 Est. T.C.V.    | KUNSELMAN SCOTT G & DENISE M |
| Property Class: 407 |                     | 10 THE INN                   |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L562 P727/00 L562 P728/00 UNIT 10-G THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000 | 100   |                         | 105,000 |
|                 |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-60 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 06/24/2020 for 62,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 35,464         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | 957            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 36,421         | 36,421      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-721-010-70   | 2026 Est. T.C.V.    | JOVANOVSKE DAVOR & MAJA |
| Property Class: 407 |                     | 10 THE INN              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L572 P024 L572 P025/01 UNIT 10-H THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H721 THE I U 10 |          |       | 1 Units     | 105000 | 0.00000                 | 100   |        | 105,000 |
|                 |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 962    |          |            |
|         |          |            | Total: | 158,285  | 17,095     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 189,616 20,478

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

2026 Est. T.C.V. 006-721-010-70 = 148,003

Est. TCV/Total Floor Area = 153.85, Most recent sale 09/01/2021 for 72,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 74,800                  | 74,800 | 74,800    | 35,464         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -800   | 0         | 957            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 74,000                  | 74,000 | 74,000    | 36,421         | 36,421      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-721-016-00   | 2026 Est. T.C.V.    | BRADLEY PHILIP & ERIN ALAINE |
| Property Class: 407 |                     | 16 THE INN A                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L557 P414/00 L564 P340/00 L564 P341/00 UNIT 16-A THE INN CONDOMINIUM REC IN L465  
P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000                 | 100   |        | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-00 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 09/20/2023 for 139,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 62,478       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 1,686          | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 64,164       | 64,164         | 0       |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-721-016-10   | 2026 Est. T.C.V.    | LANE JON M & BARBARA A |
| Property Class: 407 |                     | 16 THE INN B           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L557 P414/00 L576 P422 L576 P423/01 UNIT 16-B THE INN CONDOMINIUM REC IN L465  
P618-683/L556 P261-266 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-10 = 142,958

Est. TCV/Total Floor Area = 175.19

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 72,500        | 72,500     | 72,500 | 30,409       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -1,000     | 0      | 0            | 821            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 71,500        | 71,500     | 71,500 | 31,230       | 31,230         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-721-016-20   | 2026 Est. T.C.V.    | MCPHARLIN FAMILY TRUST |
| Property Class: 407 |                     | 16 THE INN C           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L557 P414 L613 P424/01 L645 P767/02 L645 P768/02 UNIT 16-C THE INN CONDOMINIUM  
 REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-20 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 05/20/2002 for 91,900

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 30,409       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 821            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 31,230       | 31,230         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-721-016-30   | 2026 Est. T.C.V.    | MCCLOUGHLIN JOHN & ANGELA |
| Property Class: 407 |                     | 16 THE INN D              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L557 P414 L613 P424/01 UNIT 16-D THE INN CONDOMINIUM REC IN L465 P618-683/L556  
P261-266 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-30 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 04/08/2021 for 60,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 32,963       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 890            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 33,853       | 33,853         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-016-40   | 2026 Est. T.C.V.    | RUHRUP FAMILY TRUST  |
| Property Class: 407 |                     | 16 THE INN E         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L557 P414 L613 P424/01 L805 P267/04 UNIT 16-E THE INN CONDOMINIUM REC IN L465  
P618-683/L556 P261-266 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-40 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 05/29/2014 for 64,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 30,409       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 821            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 31,230       | 31,230         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-721-016-50   | 2026 Est. T.C.V.    | ELLING GARY R & ELIZABETH M TRUST |
| Property Class: 407 |                     | 16 THE INN F                      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L557 P414 L613 P424/01 L623 P874/02 L623 P875/02 UNIT 16-F THE INN CONDOMINIUM  
 REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-50 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 10/22/2025 for 142,500

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 30,409       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 41,091         | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 31,230       | 71,500         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-016-60   | 2026 Est. T.C.V.    | JACOBS JANET S TRUST |
| Property Class: 407 |                     | 16 THE INN G         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L557 P414 L591 P791 L591 P792/01 L650 P132/02 UNIT 16-G THE INN CONDOMINIUM REC  
IN L 465 P618-683/L556 P261-266 AS JOINT TENANTS SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-60 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 06/29/2001 for 89,900

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 30,409       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 821            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 31,230       | 31,230         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-721-016-70   | 2026 Est. T.C.V.    | PASSERI JULIUS & MAJCHER GAIL D & |
| Property Class: 407 |                     | 16 THE INN H                      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L557 P414/00 L558 P895/00 L558 P896/00 L566 P287/01 UNIT 16-H THE INN  
 CONDOMINIUM REC IN L465 P618-683/L556 P263-266 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 16: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 816    |          |            |
|         |          |            | Total: | 142,760  | 15,417     |

#### Other Additions/Adjustments

|                    |  |  |   |       |     |
|--------------------|--|--|---|-------|-----|
| Plumbing           |  |  |   |       |     |
| Average Fixture(s) |  |  | 1 | 2,136 | 231 |

|                    |  |  |    |       |     |
|--------------------|--|--|----|-------|-----|
| Balcony            |  |  |    |       |     |
| Wood Balcony, Roof |  |  | 80 | 6,180 | 667 |

|              |  |  |   |       |     |
|--------------|--|--|---|-------|-----|
| Water/Sewer  |  |  |   |       |     |
| Public Water |  |  | 1 | 1,914 | 207 |
| Public Sewer |  |  | 1 | 1,914 | 207 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Built-Ins        |  |  |   |       |     |
| Appliance Allow. |  |  | 1 | 3,976 | 429 |

|                  |  |  |   |       |     |
|------------------|--|--|---|-------|-----|
| Fireplaces       |  |  |   |       |     |
| Interior 2 Story |  |  | 1 | 8,495 | 917 |

Totals: 167,375 18,075

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

2026 Est. T.C.V. 006-721-016-70 = 142,958

Est. TCV/Total Floor Area = 175.19, Most recent sale 10/20/2000 for 89,900

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 72,500        | 72,500     | 72,500 | 30,409       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -1,000     | 0      | 0            | 821            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 71,500        | 71,500     | 71,500 | 31,230       | 31,230         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-721-017-00   | 2026 Est. T.C.V.    | GAUTHIER GREGORY & KATHERINE |
| Property Class: 407 |                     | 17 THE INN A                 |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L579 P841/01 L605 P167 L605 P168/01 UNIT 17-A THE INN CONDOMINIUM REC IN L465  
P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-00 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 03/06/2025 for 150,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 76,100        | 76,100     | 76,100 | 36,941       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -700       | 0      | 0            | 38,459         | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 75,400        | 75,400     | 75,400 | 37,938       | 75,400         | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-017-10   | 2026 Est. T.C.V.    | GASCHO JOHN & KATHY  |
| Property Class: 407 |                     | 17 THE INN B         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L579 P841/01 L613 P422/01 L658 P23/02 L658 P24/02 L660 P491/02 UNIT 17-B THE INN  
CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-10 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 09/30/2025 for 153,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 76,100        | 76,100     | 76,100 | 41,245       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -700       | 0      | 0            | 34,155         | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 75,400        | 75,400     | 75,400 | 42,358       | 75,400         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-017-20   | 2026 Est. T.C.V.    | RUDZINSKI KARYN &    |
| Property Class: 407 |                     | 17 THE INN C         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L579 P841/01 L596 P479 L596 P480/01 UNIT 17-C THE INN CONDOMINIUM REC IN L465  
P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-20 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 10/12/2018 for 69,500

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 76,100        | 76,100     | 76,100 | 36,941       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -700       | 0      | 0            | 997            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 75,400        | 75,400     | 75,400 | 37,938       | 37,938         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-017-30   | 2026 Est. T.C.V.    | MCGOWAN JOHN & SUSAN |
| Property Class: 407 |                     | 17 THE INN D         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L579 P841/01 L613 P422/01 L674 P189/02 L674 P190/02 UNIT 17-D THE INN  
 CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-30 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 04/23/2021 for 70,000

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 76,100        | 76,100     | 76,100 | 36,941       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -700       | 0      | 0            | 997            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 75,400        | 75,400     | 75,400 | 37,938       | 37,938         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-721-017-40   | 2026 Est. T.C.V.    | RUHRUP JOHN P & JOYCE A |
| Property Class: 407 |                     | 17 THE INN E            |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L579 P841/01 L613 P422/01 L686 P920 L686 P921/02 UNIT 17-E THE INN CONDOMINIUM  
 REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-40 = 150,893

Est. TCV/Total Floor Area = 154.29

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 76,100                  | 76,100 | 76,100 | 36,941       | 2.70           |         |  |
| 2026 New Eq. Adjustment | Loss   |        | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -700   | 0      | 0            | 997            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 75,400                  | 75,400 | 75,400 | 37,938       | 37,938         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-721-017-50   | 2026 Est. T.C.V.    | SCHOFNER KEITH A & DAWN K |
| Property Class: 407 |                     | 17 THE INN F              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L579 P841/01 L613 P422/01 L623 P876/02 L623 P877/02 UNIT 17-F THE INN  
 CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-50 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 05/14/2021 for 64,875

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 76,100        | 76,100     | 76,100 | 36,941       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -700       | 0      | 0            | 997            | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 75,400        | 75,400     | 75,400 | 37,938       | 37,938         | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-721-017-60   | 2026 Est. T.C.V.    | KURLAND MARK & LAURIE |
| Property Class: 407 |                     | 17 THE INN G          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L579 P841/01 L595 P415 L595 P416/01 UNIT 17-G THE INN CONDOMINIUM REC IN L465  
P618-683 SEC 14 T29N R214W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000    | 100   |              | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-60 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 10/03/2024 for 152,500

|               |            |        |              |                |         |
|---------------|------------|--------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |
| 76,100        | 76,100     | 76,100 | 76,100       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | -700       | 0      | 0            | -700           | 0       |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 75,400        | 75,400     | 75,400 | 78,154       | 75,400         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-721-017-70   | 2026 Est. T.C.V.    | TICHON SARA J TRUST  |
| Property Class: 407 |                     | 17 THE INN H         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L579 P841/01 L613 P422/01 UNIT 17-H THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|-------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H721 THE I U 17: 2ND FL |          |       | 1 Units     | 105000 | 0.00000                 | 100   |        | 105,000 |
|                         |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 105,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 978    |          |            |
|         |          |            | Total: | 171,035  | 18,471     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |

#### Balcony

|                    |    |       |     |
|--------------------|----|-------|-----|
| Wood Balcony, Roof | 80 | 6,180 | 667 |
|--------------------|----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 202,366 21,854

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

2026 Est. T.C.V. 006-721-017-70 = 150,893

Est. TCV/Total Floor Area = 154.29, Most recent sale 12/01/2017 for 69,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 76,100                  | 76,100 | 76,100    | 36,941         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | -700   | 0         | 997            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,400                  | 75,400 | 75,400    | 37,938         | 37,938      | 0       |

45-006-722-001-00                      2026 Est. T.C.V.                      HAYES JEROME B & KELLY  
 Property Class: 407                      5833 S LAKE ST A  
 Map #: 35                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

LAKE STREET CONDO 1-A END UNIT NEAR WESTERN AVE L456 P609/97 L629 P792/02 L905  
 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132  
 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT  
 DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4  
 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W  
 .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Split/Comb. on 07/10/2007 completed 07/10/2007 POLLY CONDO - 4 UNITS;  
 Parent Parcel(s): 006-122-072-00;  
 Child Parcel(s): From 006-122-072-01 to 006-122-072-04;  
 -----

#### Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

| Description                                                              | Frontage | Depth       | Front   | Depth                   | Rate | %Adj.  | Reason | Value   |
|--------------------------------------------------------------------------|----------|-------------|---------|-------------------------|------|--------|--------|---------|
|                                                                          | 110.00   | 220.00      | 1.0000  | 0.0000                  | 0    | 100*   |        | 0       |
| 4922 LAKE 1624SF TOWNHOME                                                |          |             | 1 Units | 100000.00000            | 110  | END DR |        | 110,000 |
| * denotes lines that do not contribute to the total acreage calculation. |          |             |         |                         |      |        |        |         |
| 110 Actual Front Feet,                                                   | 0.00     | Total Acres |         | Total Est. Land Value = |      |        |        | 110,000 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| D/W/P: Patio Blocks                      | 19.22    | 150  | 100               | 2,883      |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 4    | 25                | 5,000      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 7,883      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 720 SF Floor Area = 1624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 720  |          |            |
| 1 Story | Siding   | Overhang    | 184  |          |            |
| Total:  |          |             |      | 253,933  | 228,539    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |

##### Porches

|               |    |       |       |            |
|---------------|----|-------|-------|------------|
| CCP (1 Story) | 45 | 1,882 | 1,882 | *100% Good |
|---------------|----|-------|-------|------------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |            |
|---------------------|-----|--------|--------|------------|
| Common Wall: 2 Wall | 1   | -5,205 | -5,205 |            |
| Door Opener         | 1   | 672    | 672    |            |
| Base Cost           | 184 | 14,174 | 14,174 | *100% Good |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

##### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 9,000 |
|----------|--|--------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 292,636 | 264,524 |
|---------|--|---------|---------|



Parcel Number: 45-006-722-001-00

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Notes:

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 ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 581,953
 

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2026 Est. T.C.V. 006-722-001-00 = 699,836

Est. TCV/Total Floor Area = 430.93, Most recent sale 09/25/2020 for 430,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 294,700                 | 294,700 | 294,700   | 242,115        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 55,200  | 0         | 6,537          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 349,900                 | 349,900 | 349,900   | 248,652        | 248,652     | 0       |  |

45-006-722-002-00                      2026 Est. T.C.V.                      MILLER REED P & MILLER SUSAN J  
 Property Class: 407                      5833 S LAKE ST B  
 Map #: 35                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

LAKE STREET CONDO 2-B L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW  
 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR  
 POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99  
 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99  
 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM  
 006-122-072-00;

Split/Comb. on 07/10/2007 completed 07/10/2007 POLLY CONDO - 4 UNITS;  
 Parent Parcel(s): 006-122-072-00;  
 Child Parcel(s): From 006-122-072-01 to 006-122-072-04;  
 -----

#### Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

| Description                                                              | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|--------------------------------------------------------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
|                                                                          | 110.00   | 220.00      | 1.0000  | 0.0000                  | 0    | 100*  |        | 0       |
| 4922 LAKE 1624SF TOWNHOME                                                |          |             | 1 Units | 100000.00000            | 100  | CONDO |        | 100,000 |
| * denotes lines that do not contribute to the total acreage calculation. |          |             |         |                         |      |       |        |         |
| 110 Actual Front Feet,                                                   | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 100,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 19.22    | 150  | 100    | 2,883      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 4    | 25     | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,883      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 720 SF Floor Area = 1624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 720  |          |            |
| 1 Story | Siding   | Overhang    | 184  |          |            |
| Total:  |          |             |      | 253,933  | 228,539    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |

##### Porches

|               |    |       |       |            |
|---------------|----|-------|-------|------------|
| CCP (1 Story) | 45 | 1,882 | 1,882 | *100% Good |
|---------------|----|-------|-------|------------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Common Wall: 2 Wall | 1   | -5,205 | -5,205 |
| Door Opener         | 1   | 672    | 672    |
| Base Cost           | 184 | 14,174 | 14,174 |
| *100% Good          |     |        |        |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

Totals: 282,636 255,524

Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 562,153

Parcel Number: 45-006-722-002-00

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2026 Est. T.C.V. 006-722-002-00 = 670,036  
 Est. TCV/Total Floor Area = 412.58, Most recent sale 10/17/2017 for 395,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 281,200       | 281,200 | 281,200 | 203,823      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 53,800         | 0    | 0         | 5,503          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 335,000       | 335,000 | 335,000 | 209,326 | 209,326     | 0       |

45-006-722-003-00                      2026 Est. T.C.V.                      DALY RICHARD J & MARY C  
 Property Class: 407                      5833 S LAKE ST C  
 Map #: 35                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

LAKE STREET CONDO 3-C L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW  
 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR  
 POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99  
 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99  
 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM  
 006-122-072-00;

Split/Comb. on 07/10/2007 completed 07/10/2007 POLLY CONDO - 4 UNITS;  
 Parent Parcel(s): 006-122-072-00;  
 Child Parcel(s): From 006-122-072-01 to 006-122-072-04;  
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#### Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

| Description                                                              | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|--------------------------------------------------------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
|                                                                          | 110.00   | 220.00      | 1.0000  | 0.0000                  | 0    | 100*  |        | 0       |
| 4922 LAKE 1624SF TOWNHOME                                                |          |             | 1 Units | 100000.00000            | 100  | CONDO |        | 100,000 |
| * denotes lines that do not contribute to the total acreage calculation. |          |             |         |                         |      |       |        |         |
| 110 Actual Front Feet,                                                   | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 100,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 19.22    | 150  | 100    | 2,883      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 4    | 25     | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,883      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 720 SF Floor Area = 1624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 720  |          |            |
| 1 Story | Siding   | Overhang    | 184  |          |            |
| Total:  |          |             |      | 253,933  | 228,539    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |

##### Porches

|               |    |       |       |            |
|---------------|----|-------|-------|------------|
| CCP (1 Story) | 45 | 1,882 | 1,882 | *100% Good |
|---------------|----|-------|-------|------------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Common Wall: 2 Wall | 1   | -5,205 | -5,205 |
| Door Opener         | 1   | 672    | 672    |
| Base Cost           | 184 | 14,174 | 14,174 |
| *100% Good          |     |        |        |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

Totals: 282,636 255,524

Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 562,153

Parcel Number: 45-006-722-003-00

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2026 Est. T.C.V. 006-722-003-00 = 670,036  
 Est. TCV/Total Floor Area = 412.58, Most recent sale 12/03/2010 for 290,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 281,200       | 281,200 | 281,200 | 184,450      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 53,800         | 0    | 0         | 4,980          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 335,000       | 335,000 | 335,000 | 189,430 | 189,430     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-722-004-00   | 2026 Est. T.C.V.    | LAKE STREET RETREAT LLC |
| Property Class: 407 |                     | 5833 S LAKE ST D        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

LAKE STREET CONDO 4-D END UNIT - NEAR WATER L456 P609/97 L629 P792/02 L905  
P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132  
FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT  
DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4  
LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W  
.75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Split/Comb. on 07/10/2007 completed 07/10/2007 POLLY CONDO - 4 UNITS;  
Parent Parcel(s): 006-122-072-00;  
Child Parcel(s): From 006-122-072-01 to 006-122-072-04;  
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#### Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

|                           |          | * Factors * |         | 4 UNITS ON SITE |                   |         |
|---------------------------|----------|-------------|---------|-----------------|-------------------|---------|
| Description               | Frontage | Depth       | Front   | Depth           | Rate %Adj. Reason | Value   |
|                           | 110.00   | 220.00      | 1.0000  | 0.0000          | 0 100*            | 0       |
| 4922 LAKE 1624SF TOWNHOME |          |             | 1 Units | 100000.00000    | 110 END LOCATION  | 110,000 |

\* denotes lines that do not contribute to the total acreage calculation.  
110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 110,000

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| D/W/P: Patio Blocks                                 | 19.22    | 150 100     | 2,883      |
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 4 25        | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |             | 7,883      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 720 SF Floor Area = 1624 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 720    |          |            |
| 1 Story | Siding   | Overhang    | 184    |          |            |
|         |          |             | Total: | 253,933  | 228,539    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |

##### Porches

|               |    |       |       |            |
|---------------|----|-------|-------|------------|
| CCP (1 Story) | 45 | 1,882 | 1,882 | *100% Good |
|---------------|----|-------|-------|------------|

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Common Wall: 2 Wall | 1   | -5,205 | -5,205 |
| Door Opener         | 1   | 672    | 672    |
| Base Cost           | 184 | 14,174 | 14,174 |

\*100% Good

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

##### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 9,000 |
|----------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 292,636 | 264,524 |
|---------|---------|---------|

Parcel Number: 45-006-722-004-00

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Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 =&gt; TCV: 581,953

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|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-722-004-00                                             | =       | 699,836     |
| Est. TCV/Total Floor Area = 430.93, Most recent sale 10/29/2018 for 400,000 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 294,700                                                                     | 294,700 | 294,700     |
|                                                                             |         | 234,032     |
|                                                                             |         | 2.70        |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 0                                                                           | 55,200  | 0           |
|                                                                             |         | 6,318       |
|                                                                             |         | 0           |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 349,900                                                                     | 349,900 | 349,900     |
|                                                                             |         | 240,350     |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 240,350     |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 0           |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-723-001-00   | 2026 Est. T.C.V.    | GLEN ARBOR ARTS CENTER INC 2018 |
| Property Class: 201 |                     | S PINE ST                       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L358 P388 L362 P188&189 L532 P833/99 UNIT 1 LAKE STREET WOODS CONDOMINIUM REC IN  
 L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage | Depth | Front     | Depth    | Rate | %Adj. | Reason | Value  |
|--------------------------------------------------------------------------|----------|-------|-----------|----------|------|-------|--------|--------|
|                                                                          | 66.00    | 62.17 | 1.0000    | 0.0000   | 0    | 100*  |        | 0      |
| 2000 COMM \$24/SQFT                                                      |          |       | 4095 SqFt | 24.00000 | 100  |       |        | 98,271 |
| * denotes lines that do not contribute to the total acreage calculation. |          |       |           |          |      |       |        |        |
| 66 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =           |          |       |           |          |      |       |        | 98,271 |

|                                                                           |   |   |
|---------------------------------------------------------------------------|---|---|
| 2026 Est. T.C.V. 006-723-001-00                                           | = | 0 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2016 for 105,000 |   |   |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                |   |   |
| 0 0 0 0 2.70                                                              |   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses              |   |   |
| 0 0 0 0 0 0                                                               |   |   |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                      |   |   |
| 0 0 0 0 0 0                                                               |   |   |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-723-002-00   | 2026 Est. T.C.V.    | GLEN ARBOR ARTS CENTER INC |
| Property Class: 201 |                     | 6031 S LAKE ST             |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L358 P389 L362 P188&189 L540 P772/00 UNIT 2 LAKE STREET WOODS CONDOMINIUM REC IN  
L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage  | Depth | Front  | Depth  | Rate     | %Adj. | Reason | Value  |
|--------------------------------------------------------------------------|-----------|-------|--------|--------|----------|-------|--------|--------|
|                                                                          | 60.00     | 65.98 | 1.0000 | 0.0000 | 0        | 100*  |        | 0      |
| 2000 COMM                                                                | \$24/SQFT |       | 3959   | SqFt   | 24.00000 | 100   |        | 95,016 |
| * denotes lines that do not contribute to the total acreage calculation. |           |       |        |        |          |       |        |        |
| 60 Actual Front Feet, 0.09 Total Acres                                   |           |       |        |        |          |       |        |        |
| Total Est. Land Value =                                                  |           |       |        |        |          |       |        | 95,016 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001

Description of Occupancy: 1.5 STORY

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
Stories: 2 Story Height: 18 Perimeter: 269  
Overall Building Height: 18

Base Rate for Upper Floors = 155.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.24 100%  
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.24 100%  
Combined Heating System adjustment: 76.48 100%  
Adjusted Square Foot Cost for Upper Floors = 231.68

Total Floor Area: 3,725 Base Cost New of Upper Floors = 863,008

2,496 Sq.Ft. of Sprinklers @ 6.89, Cost New = 17,197

Reproduction/Replacement Cost = 880,205  
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
Total Depreciated Cost = 651,352

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 1,139,865  
Replacement Cost/Floor Area= 236.30 Est. TCV/Floor Area= 306.00

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,139,865

|                             |                                       |                |              |
|-----------------------------|---------------------------------------|----------------|--------------|
| 2026 Est. T.C.V.            | 006-723-002-00                        | =              | 0            |
| Est. TCV/Total Floor Area = | 0.00, Most recent sale 01/29/1993 for | 29,000         |              |
| 2025 Assessed               | MBOR                                  | S.E.V.         | Base for Cap |
| 0                           | 0                                     | 0              | 0            |
| 2026                        | New                                   | Eq. Adjustment | Loss         |
| 0                           | 0                                     | 0              | 0            |
| 2026 Assessed               | MBOR                                  | S.E.V.         | Capped       |
| 0                           | 0                                     | 0              | 0            |
|                             |                                       |                | ->Taxable<-  |
|                             |                                       |                | PRE/MBT      |
|                             |                                       |                | 0            |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-723-003-00   | 2026 Est. T.C.V.    | GLEN ARBOR ARTS CENTER INC |
| Property Class: 202 |                     | S PINE ST                  |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L358 P390 L537 P747/00 L829 P840/04 UNIT 3 LAKE STREET WOODS CONDOMINIUM REC IN  
 L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description         | Frontage | Depth | Front     | Depth    | Rate | %Adj. | Reason | Value   |
|---------------------|----------|-------|-----------|----------|------|-------|--------|---------|
|                     | 56.00    | 76.78 | 1.0000    | 0.0000   | 0    | 100*  |        | 0       |
| 2000 COMM \$24/SQFT |          |       | 4312 SqFt | 24.00000 | 100  |       |        | 103,499 |

\* denotes lines that do not contribute to the total acreage calculation.

56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,499

|                                                                          |   |   |
|--------------------------------------------------------------------------|---|---|
| 2026 Est. T.C.V. 006-723-003-00                                          | = | 0 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 05/21/2021 for 95,000 |   |   |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                               |   |   |
| 0 0 0 0 2.70                                                             |   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses             |   |   |
| 0 0 0 0 0 0                                                              |   |   |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                     |   |   |
| 0 0 0 0 0 0                                                              |   |   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-723-004-00   | 2026 Est. T.C.V.    | PINE WOODS LLC       |
| Property Class: 202 |                     | S PINE ST            |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L414 P516 L450 P496 L496 P277 L502 P738 L796 P969/04 UNIT 4 LAKE STREET WOODS  
 CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason | Value |
|-------------|----------|-------|--------|--------|------|-------|--------|-------|
|             | 56.00    | 77.00 | 1.0000 | 0.0000 | 0    | 100*  |        | 0     |

|           |           |  |           |          |     |  |  |         |
|-----------|-----------|--|-----------|----------|-----|--|--|---------|
| 2000 COMM | \$24/SQFT |  | 4312 SqFt | 24.00000 | 100 |  |  | 103,499 |
|-----------|-----------|--|-----------|----------|-----|--|--|---------|

\* denotes lines that do not contribute to the total acreage calculation.

|                       |                  |                         |         |
|-----------------------|------------------|-------------------------|---------|
| 56 Actual Front Feet, | 0.10 Total Acres | Total Est. Land Value = | 103,499 |
|-----------------------|------------------|-------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-723-004-00 | = | 103,499 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 27.78, Most recent sale 03/25/2021 for 848,000

|               |        |        |              |      |
|---------------|--------|--------|--------------|------|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |
| 51,700        | 51,700 | 51,700 | 51,700       | 2.70 |

|                         |      |           |                |        |
|-------------------------|------|-----------|----------------|--------|
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0                       | 0    | 0         | 0              | 0      |

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 51,700        | 51,700 | 51,700 | 53,095 | 51,700      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-723-005-00   | 2026 Est. T.C.V.    | PINE WOODS LLC       |
| Property Class: 401 |                     | 5710 S PINE ST       |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L358 P396 L414 P511 L459 P524/97 L795 P643/04 L898 P815/06 UNIT 5 LAKE STREET  
WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate     | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|-------|--------|--------|----------|-------|-------------------------|---------|
|                                        | 54.56    | 71.70 | 1.0000 | 1.0000 | 0        | 100   |                         | 0       |
| 2000 COMM \$28/SQFT                    |          |       | 3920   | SqFt   | 28.00000 | 100   |                         | 109,771 |
| 55 Actual Front Feet, 0.18 Total Acres |          |       |        |        |          |       | Total Est. Land Value = | 109,771 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Vnyl,Picket,36-48                          | 37.08    | 130  | 50     | 2,410      |
| Wood Frame/Conc.                                    | 54.44    | 88   | 50     | 2,395      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,805      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool  
Ground Area = 1855 SF Floor Area = 2782 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,855  |          |            |
|           |          |            | Total: | 536,482  | 456,010    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1080 | 32,713 | 27,806 |
|-----------------|------|--------|--------|

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,768 |
| 3 Fixture Bath     | 1 | 10,275 | 8,734 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822 |

Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 5,109  |
| Water Well, 200 Feet | 1 | 13,136 | 11,166 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 90  | 6,953 | 5,910 |
| CPP           | 70  | 2,253 | 1,915 |
| WPP           | 77  | 3,986 | 3,388 |
| CCP (1 Story) | 81  | 3,547 | 3,015 |
| CPP           | 32  | 1,158 | 984   |
| WPP           | 190 | 6,762 | 5,748 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

Local Cost Items

|                    |   |   |   |           |
|--------------------|---|---|---|-----------|
| SOLAR POWER <150KW | 1 | 1 | 0 | *50% Good |
|--------------------|---|---|---|-----------|

Totals: 640,234 544,197

Notes: RAISED RANCH

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,197,233

2026 Est. T.C.V. 006-723-005-00 = 1,316,809

Est. TCV/Total Floor Area = 473.33, Most recent sale 03/25/2021 for 848,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-723-005-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 548,200  | 548,200        | 548,200 | 476,495   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 110,200        | 0       | 0         | 12,865         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 658,400  | 658,400        | 658,400 | 489,360   | 489,360        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-001-00   | 2026 Est. T.C.V.    | KSOLL THOMAS A & LISA K |
| Property Class: 407 |                     | 5707 S LAKE ST 1A       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 1-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-00 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 02/24/2021 for 153,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-001-10   | 2026 Est. T.C.V.    | DECOURCY KIM G       |
| Property Class: 407 |                     | 5707 S LAKE ST 1B    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 1-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-10 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 07/28/2023 for 250,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 112,688      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 3,042          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



186,100

186,100

186,100

115,730

115,730

0

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-724-001-20   | 2026 Est. T.C.V.    | MORENSON BRYAN & ERIN |
| Property Class: 407 |                     | 5707 S LAKE ST 1B     |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

UNIT 1-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-20 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 10/28/2020 for 153,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-724-001-30   | 2026 Est. T.C.V.    | TROSCHINETZ III ANTHONY & MICHELE |
| Property Class: 407 |                     | 5707 S LAKE ST 1D                 |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

UNIT 1-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000.00 | 000        | 100   |              | 220,000 |
|                    | 0.00     |       | Total Acres |           | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-30 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 09/30/2011 for 135,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-724-001-40   | 2026 Est. T.C.V.    | MALI VIKRAM V & RUPPEL HEATHER MAE |
| Property Class: 407 |                     | 5707 S LAKE ST 1E                  |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

UNIT 1-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC IN L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-40 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 08/31/2011 for 235,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-724-001-50   | 2026 Est. T.C.V.    | MALI VIKRAM V & RUPPEL HEATHER MAE |
| Property Class: 407 |                     | 5707 S LAKE ST 1F                  |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

UNIT 1-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 L640  
/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|--------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000 | 100   |                         | 220,000 |
|                    | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-50 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-001-60   | 2026 Est. T.C.V.    | HINES ERIC C & HEIDI |
| Property Class: 407 |                     | 5707 S LAKE ST 1G    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 1-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-60 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 08/03/2012 for 135,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-724-001-70   | 2026 Est. T.C.V.    | DOBSON ROBERT C & BARBARA M |
| Property Class: 407 |                     | 5707 S LAKE ST 1H           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

UNIT 1-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2236 SF Floor Area = 2236 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,236  |          |            |
|         |          |            | Total: | 521,437  | 56,314     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 612,679 66,168

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 152,186

2026 Est. T.C.V. 006-724-001-70 = 372,186

Est. TCV/Total Floor Area = 166.45, Most recent sale 08/26/2010 for 125,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 152,400       | 152,400    | 152,400 | 78,088       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 2,108          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

186,100

186,100

186,100

80,196

80,196

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-00   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2A    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-00 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-10   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2B    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-10 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-20   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2C    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640  
/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-20 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-30   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2D    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

. UNIT 2-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-30 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-40   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2E    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-40 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-50   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2F    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-50 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-60   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2G    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-60 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-002-70   | 2026 Est. T.C.V.    | NIX TRUST            |
| Property Class: 407 |                     | 5707 S LAKE ST 2H    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 2-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-002-70 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 12/27/2019 for 1,050,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-003-00   | 2026 Est. T.C.V.    | DAVE MOHAK & KATHRYN |
| Property Class: 407 |                     | 5707 S LAKE ST 3A    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L837 P233/04 UNIT 3-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 09/21/2020 for 133,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-003-10   | 2026 Est. T.C.V.    | BERENS RICHARD & ANNE L |
| Property Class: 407 |                     | 5707 S LAKE ST 3B       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 3-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 01/31/2020 for 135,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-003-20   | 2026 Est. T.C.V.    | MULCAHY THERESA W    |
| Property Class: 407 |                     | 5707 S LAKE ST 3C    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 3-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 11/06/2020 for 140,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-003-30   | 2026 Est. T.C.V.    | WILKER CHRISTOPHER   |
| Property Class: 407 |                     | 5707 S LAKE ST 3D    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L881 P95/05 UNIT 3-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
 L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------------|---------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |             | 1 Units | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     | Total Acres |         |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 03/14/2014 for 125,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-724-003-40   | 2026 Est. T.C.V.    | WEBER TAMARA L & ORR KIMBERLY A |
| Property Class: 407 |                     | 5707 S LAKE ST 3E               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L865 P863/05 UNIT 3-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------------|---------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |             | 1 Units | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     | Total Acres |         |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 12/22/2010 for 125,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-003-50   | 2026 Est. T.C.V.    | ALBOSTA KEVIN & COLLEEN |
| Property Class: 407 |                     | 5707 S LAKE ST 3F       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 3-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 01/27/2021 for 160,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-724-003-60   | 2026 Est. T.C.V.    | LE BEAR RESORT FAMILY TRUST THE |
| Property Class: 407 |                     | 5707 S LAKE ST 3G               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

UNIT 3-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-60 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/17/2010 for 125,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-724-003-70   | 2026 Est. T.C.V.    | PHILLIPP KAREN E TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 3H      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L811 P378 L811 P405/04 UNIT 3-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST  
 AMEND REC L 810 P640/2ND AMEND REC L901 P878 CONSISTING OF INTEREST TO ROBERT &  
 JEAN SILVERI AND RICHARD J & MARY LYNN SILVERI (AS TENANTS IN COMMON) SEC 22  
 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

|         |         |        |
|---------|---------|--------|
| Totals: | 604,538 | 68,917 |
|---------|---------|--------|

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-003-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 02/12/2016 for 135,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 158,700       | 158,700 | 158,700 | 79,314       | 2.70 |

| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-724-003-70

Page: 2

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 0             | 30,600  | 0       | 0      | 2,141       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 189,300       | 189,300 | 189,300 | 81,455 | 81,455      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-004-00   | 2026 Est. T.C.V.    | ANDARY LOUIS D &     |
| Property Class: 407 |                     | 5707 S LAKE ST 4A    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L808 P721/04 UNIT 4-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMED REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/01/2004 for 365,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-004-10   | 2026 Est. T.C.V.    | GOURWITZ HOWARD J TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 4B       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L831 P194/04 UNIT 4-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 09/25/2020 for 175,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-004-20   | 2026 Est. T.C.V.    | UP NORTH RESORTS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 4C    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L873 P873/05 UNIT 4-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 02/27/2017 for 147,995

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-004-30   | 2026 Est. T.C.V.    | UP NORTH RESORTS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 4D    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L808 P748/04 UNIT 4-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 04/07/2017 for 154,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-724-004-40   | 2026 Est. T.C.V.    | LAFERLE DOUGLAS A & CYNTHIA GULLION |
| Property Class: 407 |                     | 5707 S LAKE ST 4E                   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

UNIT 4-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/01/2004 for 322,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-724-004-50   | 2026 Est. T.C.V.    | STEWART JONATHAN & COURTNEY |
| Property Class: 407 |                     | 5707 S LAKE ST 4F           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

UNIT 4-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 02/27/2025 for 375,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 109,986        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



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|         |         |         |        |         |   |
|---------|---------|---------|--------|---------|---|
| 189,300 | 189,300 | 189,300 | 81,455 | 189,300 | 0 |
|---------|---------|---------|--------|---------|---|

---

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-004-60   | 2026 Est. T.C.V.    | FILO DOUGLAS G & MARA H |
| Property Class: 407 |                     | 5707 S LAKE ST 4G       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 4-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-60 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 12/01/2018 for 155,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-724-004-70   | 2026 Est. T.C.V.    | SFERRA JOSEPH J & CHRISANN |
| Property Class: 407 |                     | 5707 S LAKE ST 4H          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L826 P733/04 UNIT 4-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-004-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 05/17/2021 for 180,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

45-006-724-005-00 2026 Est. T.C.V. DINVERNO GUIDO & MARY KATHERINE  
 Property Class: 407 5707 S LAKE ST 5A  
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

UNIT 5-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-00 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/15/2020 for 160,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-005-10   | 2026 Est. T.C.V.    | DINVERNO GUIDO JR    |
| Property Class: 407 |                     | 5707 S LAKE ST 5B    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 5-B LE BEAR RESORT CONDOMINIUM REC L476 P570/1ST AMEND REC L810 P640/2ND  
AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-10 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 09/01/2021 for 158,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

79,496

79,496

0

45-006-724-005-20                      2026 Est. T.C.V.                      SHEPARD HEATHER D & SCOTT LEE  
 Property Class: 407                      5707 S LAKE ST 5C  
 Map #: 32                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

UNIT 5-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-20 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 08/26/2014 for 335,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-724-005-30   | 2026 Est. T.C.V.    | SHEPARD HEATHER D & SCOTT LEE |
| Property Class: 407 |                     | 5707 S LAKE ST 5D             |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

UNIT 5-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-30 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/29/2010 for 125,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-724-005-40   | 2026 Est. T.C.V.    | DISILVESTRO ROBERT J & FELICIA |
| Property Class: 407 |                     | 5707 S LAKE ST 5E              |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

UNIT 5-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-40 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 01/07/2011 for 199,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-005-50   | 2026 Est. T.C.V.    | SEWALL JOAN          |
| Property Class: 407 |                     | 5707 S LAKE ST 5F    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 5-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-50 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 01/23/2014 for 160,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-724-005-60   | 2026 Est. T.C.V.    | NOETZEL CAROL A & MISHOULAM SYLVIA |
| Property Class: 407 |                     | 5707 S LAKE ST 5G                  |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

UNIT 5-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-60 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 09/08/2025 for 380,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 107,693        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

---

|         |         |         |        |         |   |
|---------|---------|---------|--------|---------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 185,100 | 0 |
|---------|---------|---------|--------|---------|---|

---

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-724-005-70   | 2026 Est. T.C.V.    | WILKER CHRIS & MARTHA |
| Property Class: 407 |                     | 5707 S LAKE ST 5H     |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

UNIT 5-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-005-70 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/06/2020 for 157,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-724-006-00   | 2026 Est. T.C.V.    | BEATTIE ELIZABETH A & KEITH R |
| Property Class: 407 |                     | 5707 S LAKE ST 6A             |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

UNIT 6-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-00 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/05/2023 for 206,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 111,863      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 3,020          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

114,883

114,883

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-006-10   | 2026 Est. T.C.V.    | DRAGONFIRE HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 6B       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 6-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-10 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/25/2018 for 140,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-724-006-20   | 2026 Est. T.C.V.    | ICE DUANE & RUKSTELE EUGENIJA |
| Property Class: 407 |                     | 5707 S LAKE ST 6C             |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

UNIT 6-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-20 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 04/18/2025 for 375,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 107,693        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |         |   |
|---------|---------|---------|--------|---------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 185,100 | 0 |
|---------|---------|---------|--------|---------|---|

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-006-30   | 2026 Est. T.C.V.    | MONDLOCH BENEDICT TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 6D       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 6-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-30 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 05/17/2024 for 326,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 151,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 4,090          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

155,590

155,590

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-006-40   | 2026 Est. T.C.V.    | JUAREZ JOHN J & JANET M |
| Property Class: 407 |                     | 5707 S LAKE ST 6E       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 6-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-40 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 08/01/2012 for 135,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-724-006-50   | 2026 Est. T.C.V.    | MITCHELL MARK R & JENNIFER G |
| Property Class: 407 |                     | 5707 S LAKE ST 6F            |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

UNIT 6-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-50 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 07/06/2020 for 160,200

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-006-60   | 2026 Est. T.C.V.    | SULLIVAN JAMES P     |
| Property Class: 407 |                     | 5707 S LAKE ST 6G    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 6-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-60 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 09/19/2018 for 137,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-724-006-70   | 2026 Est. T.C.V.    | SZAROLETTA WILLIAM & KUUTTILA ELIZA |
| Property Class: 407 |                     | 5707 S LAKE ST 6H                   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

UNIT 6-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-006-70 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 11/15/2019 for 125,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-724-007-00   | 2026 Est. T.C.V.    | MIDDLETON DAVID & ELIZABETH |
| Property Class: 407 |                     | 5707 S LAKE ST 7A           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L826 P731/04 UNIT 7-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 220000 | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-00 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 09/28/2020 for 138,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-724-007-10   | 2026 Est. T.C.V.    | MILNE PATRICIA L TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 7B      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

UNIT 7-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-10 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 08/05/2024 for 360,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 151,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 4,090          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 185,100 | 185,100 | 185,100 | 155,590 | 155,590 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-724-007-20   | 2026 Est. T.C.V.    | RICHARDSON STEPHEN & CAROL |
| Property Class: 407 |                     | 5707 S LAKE ST 7C          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

UNIT 7-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-20 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 08/30/2018 for 135,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-724-007-30   | 2026 Est. T.C.V.    | SULLIVAN CHRISTOPHER W & LAUREN |
| Property Class: 407 |                     | 5707 S LAKE ST 7D               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

UNIT 7-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-30 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 09/19/2024 for 390,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 151,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 4,090          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

---

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 185,100 | 185,100 | 185,100 | 155,590 | 155,590 | 0 |
|---------|---------|---------|---------|---------|---|

---

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-724-007-40   | 2026 Est. T.C.V.    | BARNACLO H DOUGLAS & REBECCA B |
| Property Class: 407 |                     | 5707 S LAKE ST 7E              |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L863 P44/05 UNIT 7-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-40 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 07/13/2005 for 278,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-724-007-50   | 2026 Est. T.C.V.    | LORING MARTIN M & SARAH T |
| Property Class: 407 |                     | 5707 S LAKE ST 7F         |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L846 P835/05 UNIT 7-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-50 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 09/02/2022 for 260,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 98,187       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,651          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

100,838

100,838

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-007-60   | 2026 Est. T.C.V.    | FOX LEO E & DIANA L  |
| Property Class: 407 |                     | 5707 S LAKE ST 7G    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 7-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-60 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/12/2013 for 225,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-724-007-70   | 2026 Est. T.C.V.    | DUNCKLE NICHOLAS G & EMILY TRUSTS |
| Property Class: 407 |                     | 5707 S LAKE ST 7H                 |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

UNIT 7-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-007-70 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 03/14/2025 for 392,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 107,693        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |         |   |
|---------|---------|---------|--------|---------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 185,100 | 0 |
|---------|---------|---------|--------|---------|---|

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-724-008-00   | 2026 Est. T.C.V.    | FOWLER TIMOTHY J & LAURINDA B |
| Property Class: 407 |                     | 5707 S LAKE ST 8A             |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L818 P994/04 UNIT 8-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 05/29/2014 for 156,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-724-008-10   | 2026 Est. T.C.V.    | BRONDYKE ROGER & JANET |
| Property Class: 407 |                     | 5707 S LAKE ST 8B      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L808 P777/04 UNIT 8-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 10/05/2017 for 147,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-008-20   | 2026 Est. T.C.V.    | TEREBELO HOWARD & ROBIN |
| Property Class: 407 |                     | 5707 S LAKE ST 8C       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L812 P560/04 UNIT 8-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 11/27/2012 for 135,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-724-008-30   | 2026 Est. T.C.V.    | BOESE TIMOTHY A TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 8D     |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L842 P60/05 L869 P779/05 UNIT 8-D LE BEAR RESORT CONDOMINIUM REC L664  
P476-570/1ST AMEND REC P810 L640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/24/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-008-40   | 2026 Est. T.C.V.    | CVT FAMILY TRUST     |
| Property Class: 407 |                     | 5707 S LAKE ST 8E    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L812 P142/04 UNIT 8-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------------|---------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |             | 1 Units | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     | Total Acres |         |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 09/16/2021 for 200,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-724-008-50   | 2026 Est. T.C.V.    | BRENNAN DANIEL J & JUDY S TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 8F               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L812 P144/04 L846 P837/05 UNIT 8-F LE BEAR RESORT CONDOMINIUM REC L664  
P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 03/10/2005 for 265,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 158,700                 | 158,700 | 158,700   | 79,314         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 30,600  | 0         | 2,141          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-724-008-60   | 2026 Est. T.C.V.    | CANZANO ROBERT M & LINDA L |
| Property Class: 407 |                     | 5707 S LAKE ST 8G          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L808 P779/04 UNIT 8-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-60 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/01/2004 for 265,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-724-008-70   | 2026 Est. T.C.V.    | SHANLE A R & SOMMERVILLE D M |
| Property Class: 407 |                     | 5707 S LAKE ST 8H            |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L818 P996/04 UNIT 8-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-008-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 05/10/2023 for 250,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 118,358      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 3,195          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

121,553

121,553

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-009-00   | 2026 Est. T.C.V.    | MITCHELL DIANA D     |
| Property Class: 407 |                     | 5707 S LAKE ST 9A    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L808 P810/04 UNIT 9-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/01/2004 for 315,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-724-009-10   | 2026 Est. T.C.V.    | EMBREE JEFFREY & CAREY EMILY |
| Property Class: 407 |                     | 5707 S LAKE ST 9B            |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L812 P146/04 UNIT 9-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 10/14/2020 for 169,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-724-009-20   | 2026 Est. T.C.V.    | WEHNER JOSEPH D & KELLY JO TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 9C                |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

UNIT 9-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 05/13/2025 for 380,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 109,986        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

---

|         |         |         |        |         |   |
|---------|---------|---------|--------|---------|---|
| 189,300 | 189,300 | 189,300 | 81,455 | 189,300 | 0 |
|---------|---------|---------|--------|---------|---|

---

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-724-009-30   | 2026 Est. T.C.V.    | LEBEAR PROPERTIES LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 9D     |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L808 P812/04 UNIT 9-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC  
L810 P640/2ND AMEND L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 01/16/2015 for 173,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-724-009-40   | 2026 Est. T.C.V.    | LE BEAR PROPERTIES LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 9E      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L808 P781/04 UNIT 9-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/28/2020 for 160,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-009-50   | 2026 Est. T.C.V.    | CRAMTON ADAM & SARA  |
| Property Class: 407 |                     | 5707 S LAKE ST 9F    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L808 P783/04 L903 P398/06 UNIT 9-F LE BEAR RESORT CONDOMINIUM REC L664  
P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 02/19/2020 for 159,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-724-009-60   | 2026 Est. T.C.V.    | MACHUT MATTHEW T TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 9G      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

UNIT 9-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-60 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 07/12/2019 for 157,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-724-009-70   | 2026 Est. T.C.V.    | RIDDELL JAMES IV ET AL |
| Property Class: 407 |                     | 5707 S LAKE ST 9H      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L808 P814/04 L933 P464 UNIT 9-H LE BEAR RESORT CONDOMINIUM REC L664  
 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 2ND FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-009-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/01/2004 for 305,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-00   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10A   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-00 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-10   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10B   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-10 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-20   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10C   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-20 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-30   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10D   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-30 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-40   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10E   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-40 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-50   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10F   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-50 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-60   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 106   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-60 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-010-70   | 2026 Est. T.C.V.    | SKD HOLDINGS LLC     |
| Property Class: 407 |                     | 5707 S LAKE ST 10H   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 10-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-010-70 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-00   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11A   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P765/05 UNIT 11-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-00 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-10   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11B   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P767/05 UNIT 11-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-10 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-20   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11C   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P769/05 UNIT 11-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-20 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-30   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11D   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P771/05 UNIT 11-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-30 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-40   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11E   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P773/05 UNIT 11-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-40 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-50   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11F   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P775/05 UNIT 11-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-50 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-60   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11G   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P777/05 UNIT 11-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 0.00000    | 100   |              | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-60 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |        |   |
|---------|---------|---------|--------|--------|---|
| 185,100 | 185,100 | 185,100 | 79,496 | 79,496 | 0 |
|---------|---------|---------|--------|--------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-011-70   | 2026 Est. T.C.V.    | 5705 S LAKE LLC      |
| Property Class: 407 |                     | 5707 S LAKE ST 11H   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L877 P779/05 UNIT 11-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth         | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|---------------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200000.00000 | 100        | 100          |        | 220,000 |
|                    |          | 0.00  | Total Acres |               | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 55,435     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 352   |
| 3 Fixture Bath     | 1 | 10,275 | 1,110 |
| 2 Fixture Bath     | 1 | 6,850  | 740   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,068 |
| Storage Over Garage | 252 | 5,365  | 579   |
| Common Wall: 1 Wall | 1   | -3,126 | -338  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 238 |
| Public Sewer | 1 | 2,200 | 238 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 740 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 852 |
| Direct-Vented Gas | 1 | 5,272 | 569 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 706 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 65,289

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 150,165

2026 Est. T.C.V. 006-724-011-70 = 370,165

Est. TCV/Total Floor Area = 168.26, Most recent sale 10/12/2005 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 151,500       | 151,500    | 151,500 | 77,407       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,600     | 0       | 0            | 2,089          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

185,100

185,100

185,100

79,496

79,496

0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-724-012-00   | 2026 Est. T.C.V.    | DISILVESTRO ROBERT J & FELICIA G |
| Property Class: 407 |                     | 5707 S LAKE ST 12A               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L906 P709/06 UNIT 12-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
 REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 1,225,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

159,698

159,698

0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-724-012-10   | 2026 Est. T.C.V.    | DISILVESTRO ROBERT J & FELICIA G |
| Property Class: 407 |                     | 5707 S LAKE ST 12B               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

UNIT 12-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 1,225,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |



189,300

189,300

189,300

159,698

159,698

0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-724-012-20   | 2026 Est. T.C.V.    | DISILVESTRO ROBERT J & FELICIA G |
| Property Class: 407 |                     | 5707 S LAKE ST 12C               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

UNIT 12-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 1,225,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

189,300

189,300

189,300

159,698

159,698

0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-724-012-30   | 2026 Est. T.C.V.    | DISILVESTRO ROBERT J & FELICIA G |
| Property Class: 407 |                     | 5707 S LAKE ST 12D               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

UNIT 12-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 1,225,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

---

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 189,300 | 189,300 | 189,300 | 159,698 | 159,698 | 0 |
|---------|---------|---------|---------|---------|---|

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|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-012-40   | 2026 Est. T.C.V.    | OKRENT KATHLEEN M TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 12E      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 12-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 612,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

159,698

159,698

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-012-50   | 2026 Est. T.C.V.    | OKRENT KATHLEEN M TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 12F      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 12-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 612,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

159,698

159,698

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-012-60   | 2026 Est. T.C.V.    | HALEAS PETER J TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 12G   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 12-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-60 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 612,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 189,300 | 189,300 | 189,300 | 159,698 | 159,698 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-012-70   | 2026 Est. T.C.V.    | HALEAS PETER J TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 12H   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 12-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-012-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 08/02/2024 for 612,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 155,500       | 155,500    | 155,500 | 155,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,800     | 0       | 0            | 4,198          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 189,300 | 189,300 | 189,300 | 159,698 | 159,698 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-724-013-00   | 2026 Est. T.C.V.    | VANWINGERDEN DAVID & JODI TRUST |
| Property Class: 407 |                     | 5707 S LAKE ST 13A              |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L840 P236/05 UNIT 13-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 12/17/2015 for 115,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-724-013-10   | 2026 Est. T.C.V.    | HINKLE DANIEL C & KRISTIN A |
| Property Class: 407 |                     | 5707 S LAKE ST 13B          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L818 P992/04 UNIT 13-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 12/04/2020 for 160,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-724-013-20   | 2026 Est. T.C.V.    | ROSHAK CRAIG J & CLARK CATHERINE |
| Property Class: 407 |                     | 5707 S LAKE ST 13C               |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L832 P472/04 UNIT 13-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 03/17/2025 for 385,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 109,986        | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|         |         |         |        |         |   |
|---------|---------|---------|--------|---------|---|
| 189,300 | 189,300 | 189,300 | 81,455 | 189,300 | 0 |
|---------|---------|---------|--------|---------|---|

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-724-013-30   | 2026 Est. T.C.V.    | SMALL STEVEN C & CATHERINE P |
| Property Class: 407 |                     | 5707 S LAKE ST 13D           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L831 P660/04 UNIT 13-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 01/29/2020 for 150,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-724-013-40   | 2026 Est. T.C.V.    | TEREBELO HOWARD R & ROBIN |
| Property Class: 407 |                     | 5707 S LAKE ST 13E        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L924 P704/06 UNIT 13-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 11/27/2006 for 275,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-724-013-50   | 2026 Est. T.C.V.    | RANDAZZO ANTHONY & EVELYN |
| Property Class: 407 |                     | 5707 S LAKE ST 13F        |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L840 P238/05 UNIT 13-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
 REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 01/13/2005 for 265,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-724-013-60   | 2026 Est. T.C.V.    | ZOHOURY MARK R & LISA K |
| Property Class: 407 |                     | 5707 S LAKE ST 13G      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L831 P660/04 UNIT 13-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-60 = 378,509

Est. TCV/Total Floor Area = 172.05

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-724-013-70   | 2026 Est. T.C.V.    | JONES RICHARD T & CATHERINE |
| Property Class: 407 |                     | 5707 S LAKE ST 13H          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L872 P488/05 UNIT 13-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND  
 REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2200 SF Floor Area = 2200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-013-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 09/15/2005 for 266,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-00   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14A   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-00 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-10   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14B   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-10 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-20   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14C   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-20 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-30   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14D   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-30 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-40   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14E   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-40 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-50   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14F   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-50 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-60   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14G   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-60 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-014-70   | 2026 Est. T.C.V.    | SUEBERG HOLDINGS LLC |
| Property Class: 407 |                     | 5707 S LAKE ST 14H   |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 14-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810  
P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LE BEAR CO 3RD FLR |          |       | 1 Units     | 2200  | 000.00     | 000          | 100    | 220,000 |
|                    | 0.00     |       | Total Acres |       | Total Est. | Land Value = |        | 220,000 |

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2200 SF Floor Area = 2200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Stone    | Slab       | 2,200  |          |            |
|         |          |            | Total: | 513,296  | 58,515     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 371   |
| 3 Fixture Bath     | 1 | 10,275 | 1,171 |
| 2 Fixture Bath     | 1 | 6,850  | 781   |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |       |
|---------------------|-----|--------|-------|
| Base Cost           | 504 | 37,669 | 4,294 |
| Storage Over Garage | 252 | 5,365  | 612   |
| Common Wall: 1 Wall | 1   | -3,126 | -356  |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 2,200 | 251 |
| Public Sewer | 1 | 2,200 | 251 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 6,850 | 781 |
|------------------|---|-------|-----|

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 7,891 | 900 |
| Direct-Vented Gas | 1 | 5,272 | 601 |

#### Breezeways

|            |    |       |     |
|------------|----|-------|-----|
| Frame Wall | 60 | 6,539 | 745 |
|------------|----|-------|-----|

#### Unit-in-Place Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

#### Local Cost Items

|   |   |   |           |
|---|---|---|-----------|
| 1 | 0 | 0 | *10% Good |
|---|---|---|-----------|

Totals: 604,538 68,917

#### Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 2.300 => TCV: 158,509

2026 Est. T.C.V. 006-724-014-70 = 378,509

Est. TCV/Total Floor Area = 172.05, Most recent sale 06/02/2010 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,700       | 158,700    | 158,700 | 79,314       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,600     | 0       | 0            | 2,141          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

189,300

189,300

189,300

81,455

81,455

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-724-015-00   | 2026 Est. T.C.V.    | LE BEAR RESORT       |
| Property Class: 201 |                     | 5705 S LAKE ST       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

RESTAURANT LE BEAR RESORT CONDOMINIUM MASTER DEED REC IN L664 P476-570/2ND AMEND  
REC L901 P878 SEC 22 T29N R14W.

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                         | Value   |
|--------------------|----------|-------|-------------|-----------|------|-------|--------------------------------|---------|
| LE BEAR CO 1ST FLR |          |       | 1 Units     | 220000.00 | 000  | 100   | VIEW - WATER FRONT - CNR SITUS | 220,000 |
|                    | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value =        | 220,000 |

Land Improvement Cost Estimates

| Description           | Rate | Size % Good | Cash Value |
|-----------------------|------|-------------|------------|
| Unit in Place Item(s) |      |             |            |
| Description           | Rate | Size % Good | Cash Value |
|                       | 0.00 | 1 96        | 0          |

Residential Local Cost Land Improvements

| Description                                         | Rate      | Size % Good | Cash Value |
|-----------------------------------------------------|-----------|-------------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1 49        | 4,900      |
| Total Estimated Land Improvements True Cash Value = |           |             | 4,900      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

Costs are taken from the Restaurants cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 14 Perimeter: 180  
Overall Building Height: 10

Base Rate for Upper Floors = 212.94

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.08 100%

Adjusted Square Foot Cost for Upper Floors = 238.02

Total Floor Area: 1,432 Base Cost New of Upper Floors = 340,845

1,432 Sq.Ft. of Sprinklers @ 6.82, Cost New = 9,766

Reproduction/Replacement Cost = 350,611

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0

Total Depreciated Cost = 241,922

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV of Bldg: 1 = 435,459

Replacement Cost/Floor Area= 244.84 Est. TCV/Floor Area= 304.09

Total Estimated True Cash Value of Commercial/Industrial Buildings = 435,459

2026 Est. T.C.V. 006-724-015-00 = 660,359

Est. TCV/Total Floor Area = 461.14

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 262,600                 | 262,600 | 262,600   | 153,196        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 67,600  | 0         | 4,136          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 330,200                 | 330,200 | 330,200   | 157,332        | 157,332     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-725-001-00   | 2026 Est. T.C.V.    | STOFFEL JOHN T TRUST |
| Property Class: 407 |                     | 47 LOGGERS RUN       |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P862 L312 P973-974 L433 P350/96 UNIT 1 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000.00  | 000   | 100          | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1275 SF Floor Area = 1275 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 176,375    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,678 |
| WPP           | 51  | 2,819 | 2,396 |
| WPP           | 17  | 1,013 | 861   |
| WCP (1 Story) | 20  | 1,766 | 1,501 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 242,175 205,849

Notes: FIRST FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 391,112

2026 Est. T.C.V. 006-725-001-00 = 716,112

Est. TCV/Total Floor Area = 561.66, Most recent sale 07/10/2020 for 380,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 350,100       | 350,100    | 350,100 | 213,580      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 8,000      | 0       | 0            | 5,766          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 358,100       | 358,100    | 358,100 | 219,346      | 219,346        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-725-002-00   | 2026 Est. T.C.V.    | GOLDBERG KATHLEEN L TRUST ET AL |
| Property Class: 407 |                     | 45 LOGGERS RUN                  |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L270 P231 L285 P748 L409 P565/95 L816 P801/04 UNIT 2 LOGGERS RUN CONDOMINIUM REC  
 IN L 209 P 760-796/L909 P62-92/L926 P763-797 1/2 OF UND 1/2 INTEREST - KATHLEEN  
 L GOLDBERG TRUST 1/2 OF UND 1/2 INTEREST - DANIEL E GOLDBERG TRUST UND 1/2  
 INTEREST - CARL E & MARGARET E LIEDHOLM SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|--------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| LOGGERS RU 1275 SF |          |       | 1 Units     | 325000 | 0.00000                 | 100   |        | 325,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1275 SF Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 52  | 2,857 | 2,286 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,213 193,772

Notes: FIRST FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,167

2026 Est. T.C.V. 006-725-002-00 = 693,167

Est. TCV/Total Floor Area = 543.66, Most recent sale 09/01/1995 for 179,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 339,000       | 339,000    | 339,000 | 143,305      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,600      | 0       | 0            | 3,869          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 346,600       | 346,600    | 346,600 | 147,174      | 147,174        | 0       |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-725-003-00   | 2026 Est. T.C.V.    | REDFIELD DAVID H & JEAN M |
| Property Class: 407 |                     | 48 LOGGERS RUN            |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L262 P567 L347 P83/92 L560 P264/00 L936 P181/07 UNIT 3 LOGGERS RUN CONDOMINIUM  
 REC IN L209 P760-796/L909 P62-92/926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000.00  | 000          | 100    | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1275 SF Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 51  | 2,819 | 2,255 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,175 193,741

Notes: 2ND FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

2026 Est. T.C.V. 006-725-003-00 = 693,108

Est. TCV/Total Floor Area = 543.61, Most recent sale 03/01/2019 for 407,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 339,000                 | 339,000 | 339,000 | 203,010      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 7,600   | 0       | 0            | 5,481          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 346,600                 | 346,600 | 346,600 | 208,491      | 208,491        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-725-004-00   | 2026 Est. T.C.V.    | SPALY DOUGLAS O & REBECCA J TRUST |
| Property Class: 407 |                     | 46 LOGGERS RUN                    |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L274 P963 L340 P402 L467 P112/98 UNIT 4 LOGGERS RUN CONDOMINIUM REC IN L 209 P  
760-796/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000.00  | 000   | 100          | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1275 SF Floor Area = 1275 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 53  | 2,894 | 2,315 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,250 193,801

Notes: 2ND FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,222

2026 Est. T.C.V. 006-725-004-00 = 693,222

Est. TCV/Total Floor Area = 543.70, Most recent sale 09/20/2022 for 680,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 339,100       | 339,100    | 339,100 | 260,245      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,500      | 0       | 0            | 7,026          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 346,600       | 346,600    | 346,600 | 267,271      | 267,271        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-725-005-00   | 2026 Est. T.C.V.    | RADCLIFFE THOMAS & BARBARA |
| Property Class: 407 |                     | 43 LOGGERS RUN             |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L213 P805 L507 P930/99 . UNIT 5 LOGGERS RUN CONDOMINIUM REC IN L 209 P  
760-796/1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| LOGGERS RU 1275 SF |          |             | 1 Units | 325000.00  | 000          | 100   |        | 325,000 |
|                    | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1275 SF Floor Area = 1275 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 51  | 2,819 | 2,255 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,175 193,741

Notes: BLGD 2

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

2026 Est. T.C.V. 006-725-005-00 = 693,108

Est. TCV/Total Floor Area = 543.61, Most recent sale 03/18/1999 for 245,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 339,000                 | 339,000 | 339,000   | 198,992        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,600   | 0         | 5,372          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 346,600                 | 346,600 | 346,600   | 204,364        | 204,364     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-725-006-00   | 2026 Est. T.C.V.    | YOUNG ALAN & ERIN    |
| Property Class: 407 |                     | 41 LOGGERS RUN       |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L213 P800 L323 P237 L392 P193-194/94 L848 P503/05 L851 P759/05 UNIT 6 LOGGERS  
 RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909  
 P62-92/L926 P763-797 SEC 14 T29N R14W

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| LOGGERS RU 1275 SF |          |             | 1     | Units      | 325000.00000 | 100   |        | 325,000 |
|                    | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1275 SF Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 164 | 5,524 | 4,419 |
| WPP           | 52  | 2,857 | 2,286 |
| WCP (1 Story) | 20  | 1,766 | 1,413 |
| WPP           | 17  | 1,013 | 810   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,234 193,789

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,199

2026 Est. T.C.V. 006-725-006-00 = 693,199

Est. TCV/Total Floor Area = 543.69, Most recent sale 10/20/2023 for 668,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 339,100                 | 339,100 | 339,100   | 339,100        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,500   | 0         | 7,500          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 346,600                 | 346,600 | 346,600   | 348,255        | 346,600     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-725-007-00   | 2026 Est. T.C.V.    | GERSTENBERGER W SCOTT & |
| Property Class: 407 |                     | 37 LOGGERS RUN          |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L234 P567/82 L290 P65/88 . UNIT 7 LOGGERS RUN CONDOMINIUM REC IN L 209 P  
760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|--------------|------------|--------------|--------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000.00000 | 100        | 100          |        | 175,000 |
|                    |          | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-007-00 = 502,272

Est. TCV/Total Floor Area = 478.35

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 237,500                 | 237,500 | 237,500   | 123,273        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 13,600  | 0         | 3,328          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 251,100                 | 251,100 | 251,100   | 126,601        | 126,601     | 0       |

45-006-725-008-00                      2026 Est. T.C.V.                      LOVE JOHN R & ELLEN K  
 Property Class: 407                      44 LOGGERS RUN  
 Map #: 17,16                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L639 P864 L639 P887/02 L737 P137&160/03 UNIT 8 LOGGERS RUN CONDOMINIUM REC IN L  
 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N  
 R14W.

# Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|--------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000     | 0.00000 | 100          | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1275 SF Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 51  | 2,819 | 2,255 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,175 193,741

### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

2026 Est. T.C.V. 006-725-008-00 = 693,108

Est. TCV/Total Floor Area = 543.61, Most recent sale 04/08/2002 for 375,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 339,000                 | 339,000 | 339,000   | 198,992        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 7,600   | 0         | 5,372          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 346,600                 | 346,600 | 346,600   | 204,364        | 204,364     | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-725-009-00   | 2026 Est. T.C.V.    | POLASKEY JORDAN T & DANIELLE M |
| Property Class: 407 |                     | 42 LOGGERS RUN                 |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L276 P206/87 L276 P207/87 UNIT 9 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/1ST AMEND L213 P689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| LOGGERS RU 1275 SF |          |       | 1 Units     | 325000.00 | 000        | 100   |              | 325,000 |
|                    |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1275 SF Floor Area = 1275 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 164 | 5,524 | 4,419 |
| WPP           | 52  | 2,857 | 2,286 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,234 193,789

Notes: FINISHED ATTIC 442 SQFT

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,199

2026 Est. T.C.V. 006-725-009-00 = 693,199

Est. TCV/Total Floor Area = 543.69, Most recent sale 11/06/2019 for 330,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 339,100       | 339,100    | 339,100 | 203,010      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,500      | 0       | 0            | 5,481          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 346,600       | 346,600    | 346,600 | 208,491      | 208,491        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-725-010-00   | 2026 Est. T.C.V.    | BOLAND KEVIN & PAMELA TRUST |
| Property Class: 407 |                     | 39 LOGGERS RUN              |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L213 P816/79 L279 P899/87 L876 P56&58/05 UNIT 10 LOGGERS RUN CONDOMINIUM REC IN  
 L209 PGS 760-796/1ST AMEND REC L213 PGS 689-700/L909 P62-92/L926 P763-797 SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |             | 1 Units | 175000.00000 | 100        |       |              | 175,000 |
|                    | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 146,554    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 4,056 |
| WCP (1 Story) | 61  | 4,872 | 4,141 |
| WPP           | 64  | 3,255 | 2,767 |
| WPP           | 17  | 1,013 | 861   |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,879 |
| 2nd on Same Stack | 1 | 5,406 | 4,595 |

Totals: 215,309 183,012

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 347,723

2026 Est. T.C.V. 006-725-010-00 = 522,723

Est. TCV/Total Floor Area = 497.83, Most recent sale 08/28/2019 for 330,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 247,300       | 247,300    | 247,300 | 187,779      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,100     | 0       | 0            | 5,070          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 261,400       | 261,400    | 261,400 | 192,849      | 192,849        | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-725-011-00   | 2026 Est. T.C.V.    | REIMER JAMES & PORTIA |
| Property Class: 407 |                     | 33 LOGGERS RUN        |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L230 P952 L522 P986/99 L825 P4/04 UNIT 11 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| LOGGERS RU 1050 SF |          |             | 1 Units | 175000.00000 | 100          | 100   |        | 175,000 |
|                    | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,251 172,201

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,183

2026 Est. T.C.V. 006-725-011-00 = 502,183

Est. TCV/Total Floor Area = 478.27, Most recent sale 08/29/2014 for 345,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 237,400                 | 237,400 | 237,400   | 178,344        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 13,700  | 0         | 4,815          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 251,100                 | 251,100 | 251,100   | 183,159        | 183,159     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-725-012-00   | 2026 Est. T.C.V.    | BOYD MICHAEL AUGUST & HANNA |
| Property Class: 407 |                     | 29 LOGGERS RUN              |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L236 P245/83 L305 P750 & 751/89 L478 P236/98 UNIT 12 LOGGERS RUN CONDOMINIUM REC  
IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000 | 0.00000    | 100   |              | 175,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-012-00 = 502,272

Est. TCV/Total Floor Area = 478.35, Most recent sale 10/10/2025 for 495,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 237,500       | 237,500    | 237,500 | 178,457      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,600     | 0       | 0            | 72,643         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 251,100       | 251,100    | 251,100 | 183,275      | 251,100        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-725-013-00   | 2026 Est. T.C.V.    | KING O'BRIEN KATHLEEN & |
| Property Class: 407 |                     | 27 LOGGERS RUN          |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L20 P1/80 L276 P175/87 L460 P495/97 UNIT 13 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/2ND AMEND REC L215 P941-954/L909 P62-92L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000.00  | 000   | 100          | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1275 SF Floor Area = 1275 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 51  | 2,819 | 2,255 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,175 193,741

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

2026 Est. T.C.V. 006-725-013-00 = 693,108

Est. TCV/Total Floor Area = 543.61, Most recent sale 12/04/1997 for 210,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 339,000       | 339,000    | 339,000 | 172,363      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 7,600      | 0       | 0            | 4,653          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 346,600       | 346,600    | 346,600 | 177,016      | 177,016        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-725-014-00   | 2026 Est. T.C.V.    | LAPERRIERE JERALD P & BETH L TRUST |
| Property Class: 407 |                     | 35 LOGGERS RUN                     |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L216 P413 L294 P403 L433 P337/96 UNIT 14 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| LOGGERS RU 1050 SF |          |             | 1 Units | 175000.00  | 000          | 100   |        | 175,000 |
|                    | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,251 172,201

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,183

2026 Est. T.C.V. 006-725-014-00 = 502,183

Est. TCV/Total Floor Area = 478.27, Most recent sale 11/01/1996 for 162,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,400       | 237,400    | 237,400 | 137,650      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,700     | 0       | 0            | 3,716          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100       | 251,100    | 251,100 | 141,366      | 141,366        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-725-015-00   | 2026 Est. T.C.V.    | BULAT SUZANNE R TRUST |
| Property Class: 407 |                     | 31 LOGGERS RUN        |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L311 P513 L367 P262 L377 P953/93 L761 P410/03 UNIT 15 LOGGERS RUN CONDOMINIUM  
 REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14  
 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|--------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000 | 0.00000 | 100   |                         | 175,000 |
|                    |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-015-00 = 502,272

Est. TCV/Total Floor Area = 478.35, Most recent sale 08/16/2024 for 470,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,500       | 237,500    | 237,500 | 237,500      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,600     | 0       | 0            | 6,412          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100       | 251,100    | 251,100 | 243,912      | 243,912        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-725-016-00   | 2026 Est. T.C.V.    | REICHENBACHER MARK & PEARCE LISA |
| Property Class: 407 |                     | 28 LOGGERS RUN                   |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L301 P169 L318 P437-438/90 L428 P64/96 L886 P34/05 UNIT 16 LOGGERS RUN  
 CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926  
 P763-797 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000     | 0.00000      | 100    | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1275 SF Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 170,151    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,752 |
| 3 Fixture Bath     | 1 | 6,716 | 5,507 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,512 |
| WPP           | 51  | 2,819 | 2,312 |
| WPP           | 17  | 1,013 | 831   |
| WCP (1 Story) | 20  | 1,766 | 1,448 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,569 |
| Public Sewer | 1 | 1,914 | 1,569 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,260 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,672 |
|------------------|---|-------|-------|

Totals: 242,175 198,583

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 377,307

2026 Est. T.C.V. 006-725-016-00 = 702,307

Est. TCV/Total Floor Area = 550.83, Most recent sale 10/31/2023 for 700,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 343,400       | 343,400    | 343,400 | 343,400      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,800      | 0       | 0            | 7,800          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 351,200       | 351,200    | 351,200 | 352,671      | 351,200        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-725-017-00   | 2026 Est. T.C.V.    | KOST JAMES J & ALLEN-KOST LISA C |
| Property Class: 401 |                     | 23 LOGGERS RUN                   |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L271 P247 L409 P804/95 UNIT 17 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND  
AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|--------------|------------|--------------|--------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000.00000 | 100        | 100          |        | 175,000 |
|                    |          | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,050  |          |            |
|         |          |             | Total: | 179,233  | 143,386    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 222,066 177,653

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 337,541

2026 Est. T.C.V. 006-725-017-00 = 512,541

Est. TCV/Total Floor Area = 488.13, Most recent sale 06/22/2017 for 302,300

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 242,100                 | 242,100 | 242,100 | 178,344      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 14,200  | 0       | 0            | 4,815          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 256,300                 | 256,300 | 256,300 | 183,159      | 183,159        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-725-018-00   | 2026 Est. T.C.V.    | HINTZEN ERICH H & VALERIE L TRUST |
| Property Class: 407 |                     | 19 LOGGERS RUN                    |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L265 P488/86 L330 P419/91 UNIT 18 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| LOGGERS RU 1050 SF |          |             | 1 Units | 175000.00  | 000          | 100   |        | 175,000 |
|                    | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 134 | 4,824 | 3,859 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,361 172,289

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,350

2026 Est. T.C.V. 006-725-018-00 = 502,350

Est. TCV/Total Floor Area = 478.43, Most recent sale 11/08/2013 for 310,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 237,500                 | 237,500 | 237,500   | 178,457        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 13,700  | 0         | 4,818          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 251,200                 | 251,200 | 251,200   | 183,275        | 183,275     | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-725-019-00   | 2026 Est. T.C.V.    | DILLON WILLIAM P TRUST |
| Property Class: 407 |                     | 15 LOGGERS RUN         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L270 P85/86 UNIT 19 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC  
 L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000.00 | 000        | 100   |              | 175,000 |
|                    |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-019-00 = 502,272

Est. TCV/Total Floor Area = 478.35

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 237,500                 | 237,500 | 237,500   | 123,273        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 13,600  | 0         | 3,328          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 251,100                 | 251,100 | 251,100   | 126,601        | 126,601     | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-725-020-00   | 2026 Est. T.C.V.    | STAWICK LAURENCE E & PAULA P |
| Property Class: 407 |                     | 11 LOGGERS RUN               |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L237 P19/83 L671 P45-48/02 L859 P957/05 L859 P957/05 UNIT 20 LOGGERS RUN  
 CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926  
 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000 | 0.00000    | 100   |              | 175,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 134 | 4,824 | 3,859 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,303 172,242

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,261

2026 Est. T.C.V. 006-725-020-00 = 502,261

Est. TCV/Total Floor Area = 478.34, Most recent sale 06/28/2005 for 409,500

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 237,500       | 237,500    | 237,500 | 178,457      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,600     | 0       | 0            | 4,818          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 251,100       | 251,100    | 251,100 | 183,275      | 183,275        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-725-021-00   | 2026 Est. T.C.V.    | JONES ROBERT COLE &  |
| Property Class: 407 |                     | 25 LOGGERS RUN       |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L218 P814/80 L272 P48/87 UNIT 21 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|--------------|------------|--------------|--------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000.00000 | 100        | 100          |        | 175,000 |
|                    |          | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,251 172,201

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,183

2026 Est. T.C.V. 006-725-021-00 = 502,183

Est. TCV/Total Floor Area = 478.27, Most recent sale 08/13/2024 for 487,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 237,400                 | 237,400 | 237,400 | 237,400      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 13,700  | 0       | 0            | 6,409          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100                 | 251,100 | 251,100 | 243,809      | 243,809        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-725-022-00   | 2026 Est. T.C.V.    | BODELL TIMOTHY J & DIANNE M |
| Property Class: 407 |                     | 21 LOGGERS RUN              |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L228 P193 L233 P968/82 L428 P176/96 . UNIT 22 LOGGERS RUN CONDOMINIUM REC IN  
 L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N  
 R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000 | 0.00000    | 100          |        | 175,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 134 | 4,824 | 3,859 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,361 172,289

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,350

2026 Est. T.C.V. 006-725-022-00 = 502,350

Est. TCV/Total Floor Area = 478.43, Most recent sale 08/09/1996 for 160,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 237,500       | 237,500    | 237,500 | 137,650      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,700     | 0       | 0            | 3,716          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 251,200       | 251,200    | 251,200 | 141,366      | 141,366        | 0       |

45-006-725-023-00                      2026 Est. T.C.V.                      KUBERT ARTHUR J & KIM REIMOLD  
 Property Class: 407                      17 LOGGERS RUN  
 Map #: 17,16                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L292 P631 L524 P218/99 UNIT 23 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND  
 AMEND REC L215 P941-954/L909 P62-66/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000.00 | 000        | 100   |              | 175,000 |
|                    |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM                      Cls BC                      Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF                      Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals:                      215,309                      172,248

Notes: 331 SQ FT ATTIC LOFT IS ACCESSED BY LADDER - POSTED AS BASEMENT TRIM

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV:                      327,272

2026 Est. T.C.V. 006-725-023-00                      =                      502,272

Est. TCV/Total Floor Area = 478.35, Most recent sale 09/24/1999 for 260,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,500       | 237,500    | 237,500 | 178,457      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,600     | 0       | 0            | 4,818          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100       | 251,100    | 251,100 | 183,275      | 183,275        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-725-024-00   | 2026 Est. T.C.V.    | CRANSON JEFFREY D & ELIZABETH M |
| Property Class: 407 |                     | 13 LOGGERS RUN                  |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

DC 505/656-99 L536 P759/00 L564 P690/01 L216 P890/80 2007 INT COMBINED (024-01 & 024-02) UNIT 24 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 UNDIVIDED INTEREST EACH TO: BAIBAK LAURENCE M & CAROL H/W & BAIBAK GEORGE J & JEANNINE H/W & MARTIN ROBERT & CATHERINE ANN H/W & GOODMAN EDWARD & MARY PAT H/W SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|--------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000 | 0.00000                 | 100   |        | 175,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 134 | 4,824 | 3,859 |
| WCP (1 Story) | 60  | 4,814 | 3,851 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,303 172,242

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,261

2026 Est. T.C.V. 006-725-024-00 = 502,261

Est. TCV/Total Floor Area = 478.34, Most recent sale 05/04/2022 for 477,500

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 237,500                 | 237,500 | 237,500 | 237,500      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 13,600  | 0       | 0            | 6,412          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100                 | 251,100 | 251,100 | 243,912      | 243,912        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-725-025-00   | 2026 Est. T.C.V.    | KRYSKA WILLIAM & LYNN |
| Property Class: 407 |                     | 9 LOGGERS RUN         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L216 P704/80 L324 P579/91 UNIT 25 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000.00  | 000   | 100          | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
Ground Area = 1275 SF Floor Area = 1275 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WCP (1 Story) | 51  | 4,262 | 3,410 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 243,618 194,896

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 370,303

2026 Est. T.C.V. 006-725-025-00 = 695,303

Est. TCV/Total Floor Area = 545.34, Most recent sale 12/01/2025 for 682,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 340,100       | 340,100    | 340,100 | 133,549      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,600      | 0       | 0            | 214,151        | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 347,700       | 347,700    | 347,700 | 137,154      | 347,700        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-725-026-00   | 2026 Est. T.C.V.    | EVERSOLE LONNIE JR & THERESA L |
| Property Class: 407 |                     | 5 LOGGERS RUN                  |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L255 P676 L311 P639/90 L332 P371/91 UNIT 26 LOGGERS RUN CONDOMINIUM REC IN L209  
P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     | 175000 | 0.00000    | 100   |              | 175,000 |
|                    |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-026-00 = 502,272

Est. TCV/Total Floor Area = 478.35, Most recent sale 09/14/2023 for 475,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 237,500       | 237,500    | 237,500 | 237,500      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 13,600     | 0       | 0            | 6,412          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 251,100       | 251,100    | 251,100 | 243,912      | 243,912        | 0       |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-725-027-00   | 2026 Est. T.C.V.    | GERSTENBERGER JEFFREY S & JULIE K |
| Property Class: 407 |                     | 1 LOGGERS RUN                     |
| Map #: 16 & 17      | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L272 P671 L344 P722/92 L555 P25/00 L840 P422/05 UNIT 27 LOGGERS RUN CONDOMINIUM  
 REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14  
 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| LOGGERS RU 1050 SF |          |             | 1 Units | 175000.00000 | 100        |       |              | 175,000 |
|                    | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 146,554    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 4,056 |
| WCP (1 Story) | 61  | 4,872 | 4,141 |
| WPP           | 64  | 3,255 | 2,767 |
| WPP           | 17  | 1,013 | 861   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,879 |
| 2nd on Same Stack | 1 | 5,406 | 4,595 |

Totals: 215,309 183,012

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 347,723

2026 Est. T.C.V. 006-725-027-00 = 522,723

Est. TCV/Total Floor Area = 497.83, Most recent sale 10/18/2013 for 360,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 247,300       | 247,300    | 247,300 | 187,779      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,100     | 0       | 0            | 5,070          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 261,400       | 261,400    | 261,400 | 192,849      | 192,849        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-725-028-00   | 2026 Est. T.C.V.    | FARAH JOHN W TRUST   |
| Property Class: 407 |                     | 10 LOGGERS RUN       |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L325 P509 L373 P689 L427 P833/96 L558 P148/00 L765 P346/03 UNIT 28 LOGGERS RUN  
 CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926  
 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|--------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| LOGGERS RU 1275 SF |          |       | 1           | Units | 325000.000000           | 100   |        | 325,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 325,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1275 SF Floor Area = 1275 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,275  |          |            |
|         |          |            | Total: | 207,501  | 166,002    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 163 | 5,503 | 4,402 |
| WPP           | 51  | 2,819 | 2,255 |
| WPP           | 17  | 1,013 | 810   |
| WCP (1 Story) | 20  | 1,766 | 1,413 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 242,175 193,741

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

2026 Est. T.C.V. 006-725-028-00 = 693,108

Est. TCV/Total Floor Area = 543.61, Most recent sale 01/31/2011 for 307,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 339,000                 | 339,000 | 339,000   | 201,630        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 7,600   | 0         | 5,444          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 346,600                 | 346,600 | 346,600   | 207,074        | 207,074     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-725-029-00   | 2026 Est. T.C.V.    | HOUGH TREVOR D & SHANNON M TRUSTS |
| Property Class: 407 |                     | 7 LOGGERS RUN                     |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L257 P184 L301 P681 L351 P872-873/92 DC L838 P128 L838 P129/05 UNIT 29 LOGGERS  
 RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909  
 P62-92/L926 P763-797 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| LOGGERS RU 1050 SF |          |       | 1 Units     |       | 175000.00  | 000          | 100    | 175,000 |
|                    |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

#### Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-029-00 = 502,272

Est. TCV/Total Floor Area = 478.35, Most recent sale 10/30/2025 for 575,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,500       | 237,500    | 237,500 | 123,273      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,600     | 0       | 0            | 127,827        | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100       | 251,100    | 251,100 | 126,601      | 251,100        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-725-030-00   | 2026 Est. T.C.V.    | PROPPE CATHERINE R & JAMES |
| Property Class: 407 |                     | 3 LOGGERS RUN              |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L241 P404/83 L290 P337/88 L645 P389/02 L802 P872/04 UNIT 30 LOGGERS RUN  
 CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926  
 P763-797 SEC 14 T29N R14W.

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

\* Factors \*

| Description        | Frontage | Depth       | Front   | Depth         | Rate       | %Adj.        | Reason | Value   |
|--------------------|----------|-------------|---------|---------------|------------|--------------|--------|---------|
| LOGGERS RU 1050 SF |          |             | 1 Units | 175000.000000 | 100        |              |        | 175,000 |
|                    | 0.00     | Total Acres |         |               | Total Est. | Land Value = |        | 175,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 172,418  | 137,934    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 132 | 4,772 | 3,818 |
| WCP (1 Story) | 61  | 4,872 | 3,898 |
| WPP           | 64  | 3,255 | 2,604 |
| WPP           | 17  | 1,013 | 810   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 215,309 172,248

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

2026 Est. T.C.V. 006-725-030-00 = 502,272

Est. TCV/Total Floor Area = 478.35, Most recent sale 05/17/2002 for 315,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,500       | 237,500    | 237,500 | 178,457      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,600     | 0       | 0            | 4,818          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 251,100       | 251,100    | 251,100 | 183,275      | 183,275        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-726-002-00   | 2026 Est. T.C.V.    | VANGIESEN MARILYN N       |
| Property Class: 401 |                     | 2 LOGGERS RUN SUBDIVISION |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L229 P916 L300 P122 L325 P331&332/91 LOT 2 LOGGERS RUN SUBDIVISION SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 192.00 | 1.0000 | 1.0727 | 1500  | 100    | 160,907 |
| 100 Actual Front Feet, 0.44 Total Acres |          |        |        |        |        |       |        | 160,907 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1994

(11) Heating System: Forced Heat & Cool  
Ground Area = 511 SF Floor Area = 1022 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 511    |          |            |
|         |          |            | Total: | 218,129  | 185,410    |

Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 4,609 | 3,918 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,768 |
| 3 Fixture Bath     | 1 | 10,275 | 8,734 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 104 | 2,871 | 2,440 |
| Treated Wood | 80  | 2,454 | 2,086 |
| Treated Wood | 22  | 1,104 | 938   |

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 364 | 30,045 | 25,538 |
| Storage Over Garage | 364 | 7,750  | 6,587  |
| Door Opener         | 1   | 752    | 639    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 1 | 11,786 | 10,018 |
|------------------|---|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 311,132 | 264,460 |
|---------|---------|---------|

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 581,812

|                                                                            |   |         |
|----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-726-002-00                                            | = | 750,219 |
| Est. TCV/Total Floor Area = 734.07, Most recent sale 06/21/1991 for 20,750 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                 |   |         |

Parcel Number: 45-006-726-002-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 326,600  | 326,600        | 326,600 | 121,836   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 48,500         | 0       | 0         | 3,289          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 375,100  | 375,100        | 375,100 | 125,125   | 125,125        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-726-003-00   | 2026 Est. T.C.V.    | MCCABE JAMES R TRUST      |
| Property Class: 401 |                     | 3 LOGGERS RUN SUBDIVISION |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L374 P708 L385 P525&526/94 L925 P947/06 LOT 3 LOGGERS RUN SUBDIVISION SEC 14  
T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|-------------------------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 300.00 | 1.0000 | 1.1993 | 1500  | 100                     | 179,899 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        |        |       | Total Est. Land Value = | 179,899 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1164 SF Floor Area = 1164 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,164  |          |            |
|         |          |            | Total: | 204,603  | 167,777    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1164 | 22,512 | 18,460 |
| Basement, Outside Entrance, Above Grade | 1    | 2,019  | 1,656  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,190 |
| 3 Fixture Bath     | 1 | 4,567 | 3,745 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 144 | 6,857 | 5,623 |
| WCP (1 Story) | 15  | 1,132 | 928   |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 320 | 5,542 | 4,544 |
| Treated Wood | 76  | 2,155 | 1,767 |
| Treated Wood | 320 | 5,542 | 4,544 |

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 576 | 34,698 | 28,452 |
|-----------|-----|--------|--------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,225 |
| Public Sewer | 1 | 1,494 | 1,225 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,269 |
|------------------|---|-------|-------|

Breezeways

|            |     |       |       |
|------------|-----|-------|-------|
| Frame Wall | 128 | 8,810 | 7,224 |
|------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 305,643 | 250,629 |
|---------|---------|---------|

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 551,384

Parcel Number: 45-006-726-003-00

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2026 Est. T.C.V. 006-726-003-00 = 736,283  
 Est. TCV/Total Floor Area = 632.55, Most recent sale 04/29/1994 for 20,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 321,700       | 321,700        | 321,700 | 229,768      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 46,400         | 0       | 0            | 6,203          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 368,100       | 368,100        | 368,100 | 235,971      | 235,971        | 235,971 |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-726-004-00   | 2026 Est. T.C.V.    | TACHAU PAUL & LINDA       |
| Property Class: 401 |                     | 4 LOGGERS RUN SUBDIVISION |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L218 P389/80 LOT 4 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

## Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| LOGGERS RUN1500                         | 100.00   | 121.00 | 1.0000 | 0.9558 | 1500 | 100   |        | 143,366                         |
| 100 Actual Front Feet, 0.28 Total Acres |          |        |        |        |      |       |        | Total Est. Land Value = 143,366 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16  | 1000 | 50     | 1,580      |
| D/W/P: Flagstone/Sand                               | 21.39 | 400  | 50     | 4,278      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 5,858      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 2025

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1450 SF Floor Area = 1671 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1 Story    | Siding   | Basement    | 865    |          |            |
| 1.25 Story | Siding   | Crawl Space | 585    |          |            |
| 1 Story    | Siding   | Overhang    | 75     |          |            |
|            |          |             | Total: | 259,419  | 256,829    |

## Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 500 | 9,670 | 9,573 |
| Basement, Outside Entrance, Above Grade | 2   | 4,038 | 3,998 |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 2 | 9,133 | 9,042 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 36  | 2,745  | 2,718  |
| WGEP (1 Story) | 128 | 12,282 | 12,159 |
| WPP            | 133 | 3,838  | 3,800  |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 572 | 29,206 | 28,914 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 1   | 537    | 532    |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,494 | 1,479 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,138 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 345,719 | 342,266 |
|---------|---------|---------|

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 =&gt; TCV: 752,985

Parcel Number: 45-006-726-004-00

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2026 Est. T.C.V. 006-726-004-00 = 902,209  
 Est. TCV/Total Floor Area = 539.92, Most recent sale 04/21/2022 for 121,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 345,800       | 345,800        | 345,800 | 335,762      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 47,000        | 58,300         | 0       | 47,000       | 9,065          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 451,100       | 451,100        | 451,100 | 391,827      | 391,827        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-726-005-00   | 2026 Est. T.C.V.    | PARKER JENNIFER A & MARTIN RUTH M |
| Property Class: 401 |                     | 5 LOGGERS RUN SUBDIVISION         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L1118P437 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT:  
 LOT 5, LOGGERS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 8 OF  
 PLATS, PAGES 18, 19 AND 20. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS,  
 HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING  
 THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS  
 OFRECORD, IF ANY.

L273 P789 L315 P70 L396 P696 L510 P230 2003 INTEREST REVISED LOT 5 LOGGERS RUN  
 SUBDIVISION UND 1/5 INT - DANIEL & MARGARET KOWAL UND 1/5 INT - DAVID W & KAREN  
 A KOWAL UND 1/5 INT - KARL D & KAREN K WYLIE UND 1/5 INT - CHARLES L & JULIE M  
 CHISHOLM AS TENANTS IN COMMON SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------------------------------|
| LOGGERS RUN                             | 1500     | 100.00 | 140.00 | 1.0000 | 0.9913 | 1500  | 100    | 148,690                         |
| 100 Actual Front Feet, 0.32 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 148,690 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1008 SF Floor Area = 2016 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,008  |          |            |
|         |          |            | Total: | 278,215  | 208,683    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,019 | 1,514 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 216 | 6,048 | 4,536 |
| WCP (1 Story) | 96  | 5,034 | 3,775 |

#### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 306 | 5,376 | 5,053 | *94% Good |
|--------------|-----|-------|-------|-----------|

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 24,382 | 18,286 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

Parcel Number: 45-006-726-005-00

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|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 338,480 | 254,900 |
|---------|---------|---------|

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 =&gt; TCV: 560,780

2026 Est. T.C.V. 006-726-005-00 = 716,970

Est. TCV/Total Floor Area = 355.64, Most recent sale 03/22/2012 for 267,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 309,300                 | 309,300 | 309,300   | 219,454        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 49,200  | 0         | 5,925          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 358,500                 | 358,500 | 358,500   | 225,379        | 225,379     | 225,379 |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-726-006-00   | 2026 Est. T.C.V.    | SMITH ROBERT & PARKER-SMITH JENNIFE |
| Property Class: 401 |                     | 6 LOGGERS RUN SUBDIVISION           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L591 P620/01 LOT 6 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

## Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-------------------------|
| LOGGERS RUN                             | 1500     | 100.00 | 215.00 | 1.0000 | 1.1035 | 1500  | 100    | SIZE                    |
| 100 Actual Front Feet, 0.49 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = |
|                                         |          |        |        |        |        |       |        | 165,523                 |
|                                         |          |        |        |        |        |       |        | 165,523                 |

## Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Concrete   | 7.10 | 152  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16 | 1000 | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 8.33 | 250  | 0      | 0          |

## Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1987

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1189 SF Floor Area = 1486 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,189  |          |            |
|            |          |            | Total: | 241,044  | 204,876    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1193 | 42,781 | 36,364 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,364  |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 2 | 9,133 | 7,763 |
| 2 Fixture Bath     | 1 | 3,056 | 2,598 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 152 | 4,419 | 3,756 |
| WCP (1 Story) | 76  | 4,439 | 3,773 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 152 | 3,396 | 2,887 |
| Treated Wood | 24  | 1,096 | 932   |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 31,063 | 26,404 |
| Storage Over Garage | 408 | 5,508  | 4,682  |
| Door Opener         | 2   | 1,075  | 914    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 2 | 6,044 | 5,137 |
|-------------------|---|-------|-------|

|         |  |         |         |
|---------|--|---------|---------|
| Totals: |  | 363,041 | 308,575 |
|---------|--|---------|---------|

## Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 678,865

2026 Est. T.C.V. 006-726-006-00 = 849,388

Est. TCV/Total Floor Area = 571.59, Most recent sale 01/07/2022 for 750,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 367,800       | 367,800        | 367,800 | 303,980      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 56,900         | 0       | 0            | 8,207          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 424,700       | 424,700        | 424,700 | 312,187      | 312,187        | 312,187 |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-726-007-00   | 2026 Est. T.C.V.    | HOFFMAN GERALD L & PATRICIA G TRUST |
| Property Class: 402 |                     | LOGGERS RUN SUBDIVISION             |
| Map #: 16,21        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

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L292 P833/88 LOT 7 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

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Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|---------|
| LOGGERS RUN            | 1500     | 100.00      | 108.00 | 1.0000 | 0.9290 | 1500       | 100          | 139,349 |
| 100 Actual Front Feet, | 0.25     | Total Acres |        |        |        | Total Est. | Land Value = | 139,349 |

---

2026 Est. T.C.V. 006-726-007-00 = 139,349

Est. TCV/Total Floor Area = 93.77

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 69,700                  | 69,700 | 69,700    | 20,526         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 554            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 69,700                  | 69,700 | 69,700    | 21,080         | 21,080      | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-726-008-00   | 2026 Est. T.C.V.    | GRANT FAMILY TRUST        |
| Property Class: 401 |                     | 8 LOGGERS RUN SUBDIVISION |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L395 P211 L454 P842/97 LOT 8 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

## Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------------------------------|
| LOGGERS RUN                             | 1500     | 100.00 | 187.00 | 1.0000 | 1.0657 | 1500  | 100    | 159,849                         |
| 100 Actual Front Feet, 0.43 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 159,849 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 34.51    | 11   | 50     | 190        |
| D/W/P: Asphalt Paving                               | 3.16     | 300  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,690      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = 1090 SF Floor Area = 1090 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,090 |          |            |
| Total:  |          |             |       | 167,654  | 134,132    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 272 | 5,440 | 4,352 |
| WCP (1 Story) | 53  | 3,472 | 2,778 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 35  | 1,459 | 1,167 |
| Treated Wood | 160 | 3,515 | 2,812 |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,536 |
|----------------|---|-------|-------|

Totals: 196,483 157,196

## Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 =&gt; TCV: 345,831

2026 Est. T.C.V. 006-726-008-00 = 507,370

Est. TCV/Total Floor Area = 465.48, Most recent sale 04/26/2019 for 265,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 223,300                 | 223,300 | 223,300   | 148,181        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 30,400  | 0         | 4,000          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 253,700                 | 253,700 | 253,700   | 152,181        | 152,181     | 0       |





|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-726-009-00   | 2026 Est. T.C.V.    | KOST JAMES & ALLEN-KOST LISA C |
| Property Class: 401 |                     | 9 LOGGERS RUN SUBDIVISION      |
| Map #: 21,16,17     | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L257 P650/85 L326 P47&48/91 L872 P421/05 LOT 9 LOGGERS RUN SUBDIVISION SEC 14  
T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                   |         |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-------------------------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 136.00 | 1.0000 | 0.9841 | 1500  | 100    | LOCATION                | 147,616 |
| 100 Actual Front Feet, 0.31 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = | 147,616 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1140 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool  
Ground Area = 1087 SF Floor Area = 2328 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,087 |          |            |
| 1 Story   | Siding   | Overhang    | 698   |          |            |
|           |          | Total:      |       | 322,920  | 242,187    |

Other Additions/Adjustments

|              |    |       |       |
|--------------|----|-------|-------|
| Exterior     |    |       |       |
| Stone Veneer | 35 | 1,604 | 1,203 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

|                |     |        |       |
|----------------|-----|--------|-------|
| Porches        |     |        |       |
| WSEP (1 Story) | 182 | 13,239 | 9,929 |
| WPP            | 194 | 6,084  | 4,563 |
| WCP (1 Story)  | 45  | 3,907  | 2,930 |

Garages

|                                                           |     |        |        |
|-----------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                 | 698 | 42,794 | 32,095 |
| Common Wall: 1.5 Wall                                     | 1   | -4,596 | -3,447 |
| Door Opener                                               | 1   | 672    | 504    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

Totals: 418,491 313,863

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 690,499

Parcel Number: 45-006-726-009-00

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 Est. TCV/Total Floor Area = 361.09, Most recent sale 08/04/2023 for 712,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 364,700       | 364,700        | 364,700 | 364,700      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 55,600         | 0       | 0            | 9,846          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 420,300       | 420,300        | 420,300 | 374,546      | 374,546        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-726-010-00   | 2026 Est. T.C.V.    | MACEACHERN PATRICIA K TRUST |
| Property Class: 401 |                     | 10 LOGGERS RUN SUBDIVISION  |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L368 P16 L518 P657/99 L945 P853/07 LOT 10 LOGGERS RUN SUBDIVISION SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.                   | Reason | Value   |
|------------------------|----------|-------------|--------|--------|--------|-------------------------|--------|---------|
| LOGGERS RUN            | 1500     | 100.00      | 134.00 | 1.0000 | 0.9805 | 1500                    | 100    | 147,070 |
| 100 Actual Front Feet, | 0.31     | Total Acres |        |        |        | Total Est. Land Value = |        | 147,070 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 1600 | 0      | 0          |
| D/W/P: Patio Blocks   | 19.22 | 240  | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 375 SF Floor Area = 1532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 375  |          |            |
| 1 Story | Siding   | Overhang   | 1157 |          |            |
|         |          | Total:     |      | 182,615  | 164,353    |

Other Additions/Adjustments

Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Stone Veneer | 388 | 17,786 | 16,007 |
|--------------|-----|--------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,499 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 48 | 1,982 | 1,784 |
|---------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 378  | 6,675  | 6,007  |
| Door Opener         | 2    | 1,343  | 1,209  |
| Base Cost           | 1522 | 83,253 | 74,928 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,723 |
| Water Well, 100 Feet | 1 | 6,514 | 5,863 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 322,465 | 290,217 |
|---------|---------|---------|

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 638,477

Parcel Number: 45-006-726-010-00

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2026 Est. T.C.V. 006-726-010-00 = 793,047  
 Est. TCV/Total Floor Area = 517.65, Most recent sale 06/28/2007 for 125,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 351,500       | 351,500 | 351,500 | 264,073      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 45,000         | 0    | 0         | 7,129          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 396,500       | 396,500 | 396,500 | 271,202 | 271,202     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-726-011-00   | 2026 Est. T.C.V.    | FINDLAY ERIC & MELINDA  |
| Property Class: 401 |                     | LOGGERS RUN SUBDIVISION |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L256 P427/85 L538 P931/00 L841 P250/05 LOT 11 LOGGERS RUN SUBDIVISION SEC 14  
T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| LOGGERS RUN1500        | 100.00   | 136.00      | 1.0000 | 0.9841 | 1500                    | 100   |        | 147,616 |
| 100 Actual Front Feet, | 0.31     | Total Acres |        |        | Total Est. Land Value = |       |        | 147,616 |

2026 Est. T.C.V. 006-726-011-00 = 147,616

Est. TCV/Total Floor Area = 96.36, Most recent sale 11/20/2020 for 65,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 73,800                  | 73,800 | 73,800    | 38,159         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 1,030          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 73,800                  | 73,800 | 73,800    | 39,189         | 39,189      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-726-012-00   | 2026 Est. T.C.V.    | FINDLAY ERIC               |
| Property Class: 401 |                     | 12 LOGGERS RUN SUBDIVISION |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L282 P795/87 L315 P587&588/90 LOT 12 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 151.00 | 1.0000 | 1.0102 | 1500  | 100    | 151,528 |
| 100 Actual Front Feet, 0.35 Total Acres |          |        |        |        |        |       |        | 151,528 |
| Total Est. Land Value =                 |          |        |        |        |        |       |        | 151,528 |

Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 19.22     | 1400 | 0      | 0          |
| D/W/P: Patio Blocks                                 | 19.22     | 480  | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 20,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1451 SF Floor Area = 3494 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,011 |          |            |
| 1 Story   | Siding   | Basement   | 269   |          |            |
| 1.5 Story | Siding   | Slab       | 171   |          |            |
| 1 Story   | Siding   | Overhang   | 28    |          |            |
| 1 Story   | Siding   | Overhang   | 1424  |          |            |
| Total:    |          |            |       | 499,183  | 374,385    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1283 | 35,077 | 26,308 |
|-----------------|------|--------|--------|

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 52 | 2,384 | 1,788 |
|--------------|----|-------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 2 | 4,271  | 3,203  |
| 3 Fixture Bath     | 3 | 20,147 | 15,110 |
| 2 Fixture Bath     | 1 | 4,500  | 3,375  |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WPP           | 88 | 3,758 | 2,818 |
| WCP (1 Story) | 39 | 3,521 | 2,641 |
| WCP (1 Story) | 24 | 2,119 | 1,589 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 238 | 4,848 | 3,636 |
| Treated Wood | 94  | 2,586 | 1,939 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 64 | 3,494 | 2,620 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |      |        |        |
|-----------------------|------|--------|--------|
| Common Wall: 1/2 Wall | 1    | -1,532 | -1,149 |
| Door Opener           | 2    | 1,343  | 1,007  |
| Stone Veneer          | 150  | 6,876  | 5,157  |
| Base Cost             | 1424 | 77,893 | 58,420 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
|--------------|---|-------|-------|

Parcel Number: 45-006-726-012-00

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|                  |     |         |         |
|------------------|-----|---------|---------|
| Public Sewer     | 1   | 1,914   | 1,435   |
| Built-Ins        |     |         |         |
| Appliance Allow. | 2   | 7,952   | 5,964   |
| Fireplaces       |     |         |         |
| Prefab 1 Story   | 1   | 3,667   | 2,750   |
| Prefab 2 Story   | 1   | 4,533   | 3,400   |
| Breezeways       |     |         |         |
| Frame Wall       | 171 | 15,871  | 11,903  |
| Totals:          |     | 706,319 | 529,734 |

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 =&gt; TCV: 1,165,415

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2026 Est. T.C.V. 006-726-012-00 = 1,336,943  
 Est. TCV/Total Floor Area = 382.64, Most recent sale 11/30/2018 for 730,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 575,300                 | 575,300 | 575,300   | 421,236        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 93,200  | 0         | 11,373         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 668,500                 | 668,500 | 668,500   | 432,609        | 432,609     | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-726-013-00   | 2026 Est. T.C.V.    | BLENNMAN DANIEL            |
| Property Class: 401 |                     | 13 LOGGERS RUN SUBDIVISION |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L270 P920 L321 P631 L386 P104/94 L777 P266/03 2003 DESC REVISED DUE TO SPLIT  
(006-726-014-00) LOT 13 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                   |         |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-------------------------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 148.00 | 1.0000 | 1.0051 | 1500  | 100    | LOCATION                | 150,770 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = | 150,770 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1979

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1658 SF Floor Area = 1666 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 1,658 |          |            |
| 0.5 Story | Siding   | Overhang    | 15    |          |            |
|           |          | Total:      |       | 277,371  | 194,158    |

Other Additions/Adjustments

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 590 | 32,108 | 22,476 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,145 |
| Door Opener         | 1   | 672    | 470    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,340 |
| Public Sewer | 1 | 1,914 | 1,340 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,567 |
| Wood Stove     | 1 | 3,694 | 2,586 |

Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 795 | 16,290 | 11,403 |
|-----|-----|--------|--------|

Totals: 354,110 247,875

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 545,325

2026 Est. T.C.V. 006-726-013-00 = 701,095

Est. TCV/Total Floor Area = 420.83, Most recent sale 09/24/2020 for 480,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 305,100                 | 305,100 | 305,100   | 214,992        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 45,400  | 0         | 5,804          | 0      |

Parcel Number: 45-006-726-013-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 350,500       | 350,500 | 350,500 | 220,796 | 220,796     | 0       |

---

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-726-014-00   | 2026 Est. T.C.V.    | BRADLEY PETER J & STEPHANIE S |
| Property Class: 401 |                     | 14 LOGGERS RUN SUBDIVISION    |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L807 P488/04 2003 SPLIT FROM 006-726-013-00 LOT 14 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-------------------------|
| LOGGERS RUN                             | 1500     | 100.00 | 139.00 | 1.0000 | 0.9895 | 1500  | 100    | SIZE                    |
| 100 Actual Front Feet, 0.32 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = |
|                                         |          |        |        |        |        |       |        | 148,424                 |
|                                         |          |        |        |        |        |       |        | 148,424                 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2005

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1606 SF Floor Area = 3500 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Basement   | 1,606 |          |            |
| 1 Story | Siding   | Overhang   | 288   |          |            |
|         |          | Total:     |       | 526,546  | 447,565    |

Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,305 |
|-----------------------------------------|---|-------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 508 | 7,950 | 6,757 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Totals: 566,256 481,319

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 1,058,902

|                                                                             |   |           |
|-----------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-726-014-00                                             | = | 1,212,326 |
| Est. TCV/Total Floor Area = 346.38, Most recent sale 06/04/2004 for 115,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |           |
| 510,800 510,800 510,800 281,845 2.70                                        |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |           |
| 0 95,400 0 0 7,609 0                                                        |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |           |
| 606,200 606,200 606,200 289,454 289,454 0                                   |   |           |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-726-015-00   | 2026 Est. T.C.V.    | NAUM STEVEN C & SUSAN M JOINT TRUST |
| Property Class: 401 |                     | 15 LOGGERS RUN SUBDIVISION          |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L348 P833 L445 P047 L449 P624 L484 P892 L675 P835/02 LOT 15 LOGGERS RUN  
SUBDIVISION SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------------------------------|
| LOGGERS RUN                             | 1500     | 100.00 | 136.00 | 1.0000 | 0.9841 | 1500  | 100    | 147,616                         |
| 100 Actual Front Feet, 0.31 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 147,616 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1280 SF Floor Area = 1880 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,280 |          |            |
| 1 Story | Siding   | Overhang   | 600   |          |            |
| Total:  |          |            |       | 274,879  | 206,157    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1280 | 24,755 | 18,566 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,086  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Deck

|                            |     |       |       |           |
|----------------------------|-----|-------|-------|-----------|
| Treated Wood               | 125 | 2,988 | 2,241 |           |
| Pine w/Roof (Deck Portion) | 50  | 1,378 | 1,309 | *95% Good |
| Pine w/Roof (Roof portion) | 50  | 984   | 935   |           |
| Treated Wood               | 423 | 6,650 | 6,317 | *95% Good |
| Treated Wood               | 215 | 4,272 | 4,058 | *95% Good |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 27,618 | 20,713 |
| Storage Over Garage | 300 | 4,050  | 3,037  |
| Door Opener         | 1   | 537    | 403    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 365,835 277,027

Notes: LIVING OVER GARAGE

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 609,459

Parcel Number: 45-006-726-015-00

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|                                                                       |         |                |
|-----------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-726-015-00                                       | =       | 762,075        |
| Est. TCV/Total Floor Area = 405.36, Most recent sale 11/15/2006 for 0 |         |                |
| 2025 Assessed                                                         | MBOR    | S.E.V.         |
| 330,700                                                               | 330,700 | 330,700        |
|                                                                       |         | Base for Cap   |
|                                                                       |         | IRM            |
|                                                                       |         | 243,889        |
|                                                                       |         | 2.70           |
| 2026 New Eq. Adjustment                                               | Loss    | Additions      |
| 0                                                                     | 50,300  | 0              |
|                                                                       |         | Tax Adjustment |
|                                                                       |         | 6,585          |
|                                                                       |         | Losses         |
|                                                                       |         | 0              |
| 2026 Assessed                                                         | MBOR    | S.E.V.         |
| 381,000                                                               | 381,000 | 381,000        |
|                                                                       |         | Capped         |
|                                                                       |         | ->Taxable<-    |
|                                                                       |         | 250,474        |
|                                                                       |         | 250,474        |
|                                                                       |         | PRE/MBT        |
|                                                                       |         | 0              |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-726-016-00   | 2026 Est. T.C.V.    | RICHMOND GREGORY S & DENICE L |
| Property Class: 401 |                     | 16 LOGGERS RUN SUBDIVISION    |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L277 P158/87 L293 P316/88 LOT 16 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front | Depth  | Rate   | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|-------|--------|--------|-------|--------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 75.00 | 1.0000 | 0.8481 | 1500  | 100    | 127,208 |
| 100 Actual Front Feet, 0.17 Total Acres |          |        |       |        |        |       |        | 127,208 |
| Total Est. Land Value =                 |          |        |       |        |        |       |        | 127,208 |

Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16 | 2500 | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 8.33 | 385  | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1696 SF Floor Area = 1696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,696 |          |            |
| Total:  |          |            |       | 296,787  | 252,253    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1046 | 37,510 | 31,883 |
| Basement, Outside Entrance, Below Grade | 3    | 8,343  | 7,092  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,233  |
| 3 Fixture Bath     | 3 | 13,700 | 11,645 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,349 |
| Door Opener            | 2 | 1,075 | 914   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,652 |
|------------------|---|-------|-------|

Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 917 | 14,534 | 12,354 |
|-----|-----|--------|--------|

Deck

|                       |    |       |       |
|-----------------------|----|-------|-------|
| w/Roof (Roof portion) | 78 | 1,476 | 1,255 |
| w/Roof (Roof portion) | 41 | 849   | 722   |

Totals: 392,069 333,244

Notes: PINE SIDING

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 733,137

Parcel Number: 45-006-726-016-00

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|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-726-016-00    | =            | 870,345               |
| Est. TCV/Total Floor Area = 513.18 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 433,100 433,100 433,100            | 230,222      | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 4,300 -2,200 0                     | 4,300        | 6,215 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 435,200 435,200 435,200            | 240,737      | 240,737 0             |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-726-017-00   | 2026 Est. T.C.V.    | RICHMOND GREGORY & DENICE  |
| Property Class: 402 |                     | 17 LOGGERS RUN SUBDIVISION |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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L257 P234 L393 P988/94 LOT 17 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

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Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|---------|
| LOGGERS RUN            | 1500     | 100.00      | 148.00 | 1.0000 | 1.0051 | 1500       | 100          | 150,770 |
| 100 Actual Front Feet, | 0.34     | Total Acres |        |        |        | Total Est. | Land Value = | 150,770 |

---

2026 Est. T.C.V. 006-726-017-00 = 150,770

Est. TCV/Total Floor Area = 88.90, Most recent sale 08/22/2025 for 150,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 75,400                  | 75,400 | 75,400    | 20,526         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 54,874         | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 75,400                  | 75,400 | 75,400    | 21,080         | 75,400      | 0       |  |



|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-726-018-00   | 2026 Est. T.C.V.    | SARKISIAN EDWARD G & ANNA S |
| Property Class: 401 |                     | 18 LOGGERS RUN SUBDIVISION  |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L232 P771/82 L302 P613 L323 P394&395/91 LOT 18 LOGGERS RUN SUBDIVISION SEC 14  
T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|-------------------------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 150.00 | 1.0000 | 1.0085 | 1500  | 100                     | 151,277 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |        |        |        |       | Total Est. Land Value = | 151,277 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 1274 SF Floor Area = 1911 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,274  |          |            |
|           |          |            | Total: | 285,024  | 256,523    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 192 | 10,608 | 9,547 |
|----------------|-----|--------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 117 | 2,841 | 2,557 |
| Treated Wood | 756 | 9,820 | 8,838 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 2,833 | 2,550 |
| Door Opener            | 1 | 537   | 483   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,345 |
| Public Sewer | 1 | 1,494 | 1,345 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Totals: 323,436 291,094

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 640,407

2026 Est. T.C.V. 006-726-018-00 = 796,684

Est. TCV/Total Floor Area = 416.89, Most recent sale 04/29/1991 for 18,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 340,200                 | 340,200 | 340,200   | 238,247        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 58,100  | 0         | 6,432          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 398,300                 | 398,300 | 398,300   | 244,679        | 244,679     | 0       |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-726-019-00   | 2026 Est. T.C.V.    | RICHERT LANCE & NATALIE TRUST |
| Property Class: 401 |                     | 19 LOGGERS RUN SUBDIVISION    |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L319 P504-506 L326 P657 L496 P347-349/98 LOT 19 LOGGERS RUN SUBDIVISION SEC 14  
T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                   |         |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-------------------------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 150.00 | 1.0000 | 1.0085 | 1500  | 100    | LOCATION                | 151,277 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = | 151,277 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1992

(11) Heating System: Forced Heat & Cool  
Ground Area = 1483 SF Floor Area = 1483 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,312 |          |            |
| 1 Story | Siding   | Basement   | 171   |          |            |
|         |          | Total:     |       | 256,343  | 205,080    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1056 | 20,423 | 10,211 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,225  |

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

Porches

|                      |     |        |       |
|----------------------|-----|--------|-------|
| CGEP (1 Story)       | 171 | 12,011 | 9,609 |
| Foundation: Basement | 171 | 4,248  | 3,398 |
| WCP (1 Story)        | 94  | 4,985  | 3,988 |
| WPP                  | 24  | 1,272  | 1,018 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 362 | 6,009 | 4,807 |
|--------------|-----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 348 | 20,793 | 16,634 |
| Common Wall: 2 Wall | 1   | -5,280 | -4,224 |
| Door Opener         | 1   | 537    | 430    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,074 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 341,544 | 267,114 |
|---------|---------|---------|

Parcel Number: 45-006-726-019-00

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## Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 587,651

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|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-726-019-00                                             | =       | 743,928     |
| Est. TCV/Total Floor Area = 501.64, Most recent sale 10/08/2020 for 479,900 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 320,000                                                                     | 320,000 | 320,000     |
|                                                                             |         | 226,264     |
|                                                                             |         | 2.70        |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 0                                                                           | 52,000  | 0           |
|                                                                             |         | 6,109       |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 372,000                                                                     | 372,000 | 372,000     |
|                                                                             |         | 232,373     |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 232,373     |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 232,373     |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-726-020-00   | 2026 Est. T.C.V.    | STEIN BARRY N & SHERRY A TRUST |
| Property Class: 401 |                     | 20 LOGGERS RUN SUBDIVISION     |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L265 P155 L508 P343/99 L602 P41/01 L602 P42/01 LOT 20 LOGGERS RUN SUBDIVISION  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 157.00 | 1.0000 | 1.0201 | 1500  | 100    | 153,012 |
| 100 Actual Front Feet, 0.36 Total Acres |          |        |        |        |        |       |        | 153,012 |
| Total Est. Land Value =                 |          |        |        |        |        |       |        | 153,012 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 1742 SF Floor Area = 1742 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,230  |          |            |
| 1 Story | Siding   | Slab       | 512    |          |            |
|         |          |            | Total: | 286,351  | 243,373    |

Other Additions/Adjustments

|                    |      |        |        |
|--------------------|------|--------|--------|
| Recreation Room    | 1230 | 23,788 | 11,894 |
| Plumbing           |      |        |        |
| Average Fixture(s) | 1    | 1,451  | 1,233  |
| 3 Fixture Bath     | 1    | 4,567  | 3,882  |
| Porches            |      |        |        |
| WGEP (1 Story)     | 189  | 15,721 | 13,363 |
| WCP (1 Story)      | 46   | 3,185  | 2,707  |
| WPP                | 406  | 7,377  | 6,270  |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 547 | 28,318 | 24,070 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -1,122 |
| Door Opener           | 1   | 537    | 456    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,569 |
|-------------------|---|-------|-------|

Totals: 378,752 313,587

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 689,891

|                                                                            |   |         |
|----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-726-020-00                                            | = | 847,903 |
| Est. TCV/Total Floor Area = 486.74, Most recent sale 09/18/2001 for 91,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                 |   |         |

Parcel Number: 45-006-726-020-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 363,100  | 363,100        | 363,100 | 255,994   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 60,900         | 0       | 0         | 6,911          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 424,000  | 424,000        | 424,000 | 262,905   | 262,905        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-726-021-00   | 2026 Est. T.C.V.    | TRENTACOSTA JOHN           |
| Property Class: 401 |                     | 21 LOGGERS RUN SUBDIVISION |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L247 P144 L486 P909/98 L711 P669/03 LOT 21 LOGGERS RUN SUBDIVISION SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| LOGGERS RUN            | 1500     | 100.00      | 170.00 | 1.0000 | 1.0406                  | 1500  | 100    | 156,085 |
| 100 Actual Front Feet, | 0.39     | Total Acres |        |        | Total Est. Land Value = |       |        | 156,085 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 1162 SF Floor Area = 2808 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Slab       | 1,162 |          |            |
| 1 Story | Siding   | Overhang   | 484   |          |            |
|         |          | Total:     |       | 401,819  | 341,545    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 182 | 4,060 | 3,451 |
|--------------|-----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 484 | 33,004 | 28,053 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,302 |
| Door Opener           | 1   | 672    | 571    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
| Dishwasher       | 1 | 1,175 | 999   |
| Vented Hood      | 1 | 799   | 679   |

Totals: 461,153 391,980

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 862,356

2026 Est. T.C.V. 006-726-021-00 = 1,023,441

Est. TCV/Total Floor Area = 364.47, Most recent sale 02/24/2003 for 95,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 439,800                 | 439,800 | 439,800   | 179,991        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 71,900  | 0         | 4,859          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

---

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 511,700 | 511,700 | 511,700 | 184,850 | 184,850 | 0 |
|---------|---------|---------|---------|---------|---|

---



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-726-022-00   | 2026 Est. T.C.V.    | 22 LOGGERS RUN LLC         |
| Property Class: 401 |                     | 22 LOGGERS RUN SUBDIVISION |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L247 P144 L481 P546/98 LOT 22 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

## Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                           |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------------------------------|
| LOGGERS RUN                             | 1500     | 100.00 | 160.00 | 1.0000 | 1.0249 | 1500  | 100    | 153,737                         |
| 100 Actual Front Feet, 0.37 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 153,737 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1722 SF Floor Area = 2162 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,722  |          |            |
| 1 Story    | Siding   | Overhang   | 9      |          |            |
|            |          |            | Total: | 388,347  | 310,678    |

## Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 802 | 21,927 | 17,542 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,110  |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 178 | 13,014 | 10,411 |
| WSEP (1 Story) | 82  | 7,061  | 5,649  |
| WCP (1 Story)  | 281 | 13,721 | 10,977 |
| WPP            | 121 | 4,477  | 3,582  |
| WPP            | 243 | 6,729  | 5,383  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 31,576 | 25,261 |
| Door Opener | 1   | 672    | 538    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

## Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 3,181 |
| Sauna            | 1 | 10,348 | 8,278 |

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 533,627 426,903

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 =&gt; TCV: 939,187

Parcel Number: 45-006-726-022-00

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2026 Est. T.C.V. 006-726-022-00 = 1,097,924  
 Est. TCV/Total Floor Area = 507.83, Most recent sale 11/14/2011 for 480,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 466,000       | 466,000 | 466,000 | 312,353      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 83,000         | 0    | 0         | 8,433          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 549,000       | 549,000 | 549,000 | 320,786 | 320,786     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-726-023-00   | 2026 Est. T.C.V.    | ROHLFS FAMILY TRUST AGREEMENT |
| Property Class: 401 |                     | 23 LOGGERS RUN SUBDIVISION    |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L247 P144 L482 P125/98 L944 P971/07 LOT 23 LOGGERS RUN SUBDIVISION SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 154.00 | 1.0000 | 1.0152 | 1500  | 100    | 152,275 |
| 100 Actual Front Feet, 0.35 Total Acres |          |        |        |        |        |       |        | 152,275 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1316 SF Floor Area = 1974 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,316  |          |            |
|           |          |            | Total: | 321,148  | 272,976    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 320 | 7,494 | 6,370 |
| WPP | 256 | 6,840 | 5,814 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 37,331 | 31,731 |
| Door Opener | 1   | 672    | 571    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
| Microwave        | 1 | 813   | 691   |

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,791 |
|------------------|---|--------|-------|

Totals: 401,296 341,103

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 750,427

2026 Est. T.C.V. 006-726-023-00 = 907,702

Est. TCV/Total Floor Area = 459.83, Most recent sale 07/23/1998 for 48,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 388,500                 | 388,500 | 388,500   | 211,225        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 65,400  | 0         | 5,703          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

---

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 453,900 | 453,900 | 453,900 | 216,928 | 216,928 | 0 |
|---------|---------|---------|---------|---------|---|

---

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-726-024-00   | 2026 Est. T.C.V.    | MILLER TERENCE A & AMANDA JOHNSON |
| Property Class: 401 |                     | 24 LOGGERS RUN SUBDIVISION        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L247 P144 L488 P715/98 LOT 24 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|-------------------------|---------|
| LOGGERS RUN                             | 1500     | 100.00 | 133.00 | 1.0000 | 0.9786 | 1500  | 100                     | 146,795 |
| 100 Actual Front Feet, 0.30 Total Acres |          |        |        |        |        |       | Total Est. Land Value = | 146,795 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                     |          |   |     |       |
|---------------------|----------|---|-----|-------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1 | 100 | 5,000 |
|---------------------|----------|---|-----|-------|

|                                                     |  |  |  |       |
|-----------------------------------------------------|--|--|--|-------|
| Total Estimated Land Improvements True Cash Value = |  |  |  | 5,000 |
|-----------------------------------------------------|--|--|--|-------|

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1999

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1151 SF Floor Area = 1171 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,151  |          |            |
| 1 Story | Siding   | Overhang   | 20     |          |            |
|         |          |            | Total: | 209,280  | 167,415    |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 600 | 11,604 | 9,283 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEF (1 Story) | 140 | 12,949 | 10,359 |
| WCP (1 Story)  | 120 | 5,951  | 4,761  |
| WPP            | 226 | 5,180  | 4,144  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 259,793 | 207,826 |
|---------|---------|---------|

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 =&gt; TCV: 457,217

2026 Est. T.C.V. 006-726-024-00 = 609,012

Est. TCV/Total Floor Area = 520.08, Most recent sale 09/21/2020 for 353,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 263,000       | 263,000        | 263,000 | 193,269      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 41,500         | 0       | 0            | 5,218          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 304,500       | 304,500        | 304,500 | 198,487      | 198,487        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-733-001-00   | 2026 Est. T.C.V.    | COCHRAN CORINNE      |
| Property Class: 401 |                     | 1 MILLSIDE           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1161P194 L529 P129/99 L594 P912/01 L715 P435/03 UNIT 1 MILLSIDE CONDOMINIUM REC  
IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

#### Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------------|------|-------|--------|---------|
| MILLSIDE                  | 96.00    | 105.00 | 1.0000  | 0.0000       | 0    | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000.00000 | 100  |       | RIVER  | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

96 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

#### Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                      |           |   |     |        |
|----------------------|-----------|---|-----|--------|
| LAND IMPROVEMENTS 10 | 10,000.00 | 1 | 100 | 10,000 |
|----------------------|-----------|---|-----|--------|

Total Estimated Land Improvements True Cash Value = 10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1600 SF Floor Area = 2400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,600  |          |            |
|           |          |             | Total: | 354,092  | 311,602    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,880 |
| 3 Fixture Bath     | 1 | 6,716 | 5,910 |
| 2 Fixture Bath     | 1 | 4,500 | 3,960 |
| Separate Shower    | 1 | 2,720 | 2,394 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 5,541  | 4,876  |
| Water Well, 200 Feet | 1 | 12,175 | 10,714 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 64 | 5,040 | 4,435 |
|---------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 694 | 42,619 | 37,505 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,696 |
| Door Opener         | 1   | 672    | 591    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,499 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,989 |
|----------------|---|-------|-------|

Totals: 441,656 388,659

#### Notes:

ECF (H733 MILLSIDE HOMESITE CONDOS ) 2.200 => TCV: 855,050

2026 Est. T.C.V. 006-733-001-00 = 1,015,050

Est. TCV/Total Floor Area = 422.94, Most recent sale 04/05/2013 for 475,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 435,900       | 435,900 | 435,900 | 307,798      | 2.70 |

Parcel Number: 45-006-733-001-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 71,600         | 0       | 0         | 8,310          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 507,500  | 507,500        | 507,500 | 316,108   | 316,108        | 316,108 |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-733-002-00   | 2026 Est. T.C.V.    | VONFOERSTER STEPHEN & KATHERINE |
| Property Class: 401 |                     | 2 MILLSIDE                      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L539 P623/00 UNIT 2 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659  
P989 SEC 23 T29N R14W.

#### Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|--------|---------|
| MILLSIDE                  | 62.00    | 105.00 | 1.0000  | 0.0000 | 0       | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   |        | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

62 Actual Front Feet, 0.00 Total Acres      Total Est. Land Value = 150,000

#### Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

|                      |           |   |     |        |
|----------------------|-----------|---|-----|--------|
| LAND IMPROVEMENTS 10 | 10,000.00 | 1 | 100 | 10,000 |
|----------------------|-----------|---|-----|--------|

Total Estimated Land Improvements True Cash Value = 10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY      Cls BC      Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1946 SF      Floor Area = 3031 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,946  |          |            |
| 1 Story   | Siding   | Overhang    | 112    |          |            |
|           |          |             | Total: | 445,887  | 441,429    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CPP           | 71 | 2,065 | 2,044 |
| WCP (1 Story) | 19 | 1,678 | 1,661 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 363 | 6,378 | 6,314 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 547 | 35,987 | 35,627 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

Totals: 521,142 515,931

#### Notes:

ECF (H733 MILLSIDE HOMESITE CONDOS ) 2.200 => TCV: 1,135,048

2026 Est. T.C.V. 006-733-002-00 = 1,295,048

Est. TCV/Total Floor Area = 427.27, Most recent sale 01/10/2021 for 118,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 551,100                 | 551,100 | 551,100   | 524,843        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 96,400  | 0         | 14,170         | 0      |



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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 647,500       | 647,500 | 647,500 | 539,013 | 539,013     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-733-003-00   | 2026 Est. T.C.V.    | BOWERS TIMOHTY R & SARAH H |
| Property Class: 402 |                     | 3 MILLSIDE                 |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L529 P292/99 L784 P190/04 L829 P196/04 UNIT 3 MILLSIDE CONDOMINIUM REC IN L522  
P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

# Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|--------|---------|
| MILLSIDE                  | 55.00    | 112.00 | 1.0000  | 0.0000 | 0       | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   |        | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

55 Actual Front Feet, 0.00 Total Acres      Total Est. Land Value =      150,000

2026 Est. T.C.V. 006-733-003-00 = 150,000

Est. TCV/Total Floor Area = 49.49, Most recent sale 07/22/2025 for 299,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 75,000                  | 75,000 | 75,000    | 68,200         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 6,800          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 70,041         | 75,000      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-733-004-00   | 2026 Est. T.C.V.    | BECKER RON R & JANE P |
| Property Class: 401 |                     | 4 MILLSIDE            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L540 P054/00 UNIT 4 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659  
P989 SEC 23 T29N R14W.

#### Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|--------|---------|
| MILLSIDE                  | 61.00    | 112.00 | 1.0000  | 0.0000 | 0       | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   |        | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

61 Actual Front Feet, 0.00 Total Acres      Total Est. Land Value = 150,000

#### Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|-------------|------|------|--------|------------|
|-------------|------|------|--------|------------|

Residential Local Cost Land Improvements

| Description         | Rate     | Size | % Good | Cash Value |
|---------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5 | 5,000.00 | 1    | 100    | 5,000      |

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY      Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1365 SF      Floor Area = 2730 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,365  |          |            |
|         |          |             | Total: | 353,768  | 318,352    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 74  | 4,367 | 3,930 |
| WCP (1 Story) | 100 | 5,124 | 4,612 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 240 | 4,591 | 4,132 |
|--------------|-----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 100 | 4,455 | 4,009 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 29,341 | 26,407 |
| Door Opener | 2   | 1,075  | 967    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 7,222 |
|------------------|---|-------|-------|

Totals: 433,216 389,853

Notes:

ECF (H733 MILLSIDE HOMESITE CONDOS ) 2.200 => TCV: 857,677

Parcel Number: 45-006-733-004-00

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2026 Est. T.C.V. 006-733-004-00 = 1,012,677  
 Est. TCV/Total Floor Area = 370.94, Most recent sale 07/25/2014 for 605,000

|               |         |         |              |      |  |  |
|---------------|---------|---------|--------------|------|--|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |  |
| 432,900       | 432,900 | 432,900 | 374,534      | 2.70 |  |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 73,400         | 0    | 0         | 10,112         | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 506,300       | 506,300 | 506,300 | 384,646 | 384,646     | 384,646 |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-733-005-00   | 2026 Est. T.C.V.    | TOOLEY ERIC M & ANNE K |
| Property Class: 402 |                     | 5 MILLSIDE             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L556 P192/00 L557 P49/00 UNIT 5 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST  
AMEND L659 P989 SEC 23 T29N R14W.

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|--------|---------|
| MILLSIDE                  | 59.00    | 120.00 | 1.0000  | 0.0000 | 0       | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   |        | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

59 Actual Front Feet, 0.00 Total Acres      Total Est. Land Value =      150,000

2026 Est. T.C.V. 006-733-005-00 = 150,000

Est. TCV/Total Floor Area = 54.95, Most recent sale 05/31/2017 for 151,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 75,000                  | 75,000 | 75,000    | 68,200         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 1,841          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 70,041         | 70,041      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-733-006-00   | 2026 Est. T.C.V.    | DYKSTRA MARK B TRUST |
| Property Class: 402 |                     | 6 MILLSIDE           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L644 P168 L644 P169/02 UNIT 6 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST  
AMEND L659 P989 SEC 23 T29N R14W.

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|--------|---------|
| MILLSIDE                  | 55.00    | 110.00 | 1.0000  | 0.0000 | 0       | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   |        | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

55 Actual Front Feet, 0.00 Total Acres      Total Est. Land Value =      150,000

2026 Est. T.C.V. 006-733-006-00 = 150,000

Est. TCV/Total Floor Area = 54.95, Most recent sale 04/23/2021 for 120,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 75,000                  | 75,000 | 75,000    | 68,200         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 1,841          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 70,041         | 70,041      | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-733-007-00   | 2026 Est. T.C.V.    | DYKSTRA KIMBERLY A & MARC B TRUSTS |
| Property Class: 401 |                     | 7 MILLSIDE                         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L558 P934/00 L558 P953/00 L768 P559/03 UNIT 7 MILLSIDE CONDOMINIUM REC IN L522  
P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

#### Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|--------|---------|
| MILLSIDE                  | 69.00    | 115.00 | 1.0000  | 0.0000 | 0       | 100*  |        | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   |        | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

69 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1903 SF Floor Area = 2854 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,903  |          |            |
|           |          |             | Total: | 414,363  | 360,497    |

#### Other Additions/Adjustments

##### Exterior

|              |     |        |        |
|--------------|-----|--------|--------|
| Brick Veneer | 648 | 13,051 | 11,354 |
|--------------|-----|--------|--------|

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,858  |
| 3 Fixture Bath     | 2 | 13,432 | 11,686 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,821 |
| Water Well, 100 Feet | 1 | 6,514 | 5,667 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 40 | 1,708 | 1,486 |
| CPP           | 32 | 1,079 | 939   |
| CPP           | 32 | 1,079 | 939   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 120 | 3,070 | 2,671 |
| Treated Wood | 64  | 2,109 | 1,835 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 39,456 | 34,327 |
| Door Opener | 2   | 1,343  | 1,168  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,459 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,391 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Parcel Number: 45-006-733-007-00

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 Totals: 517,353 450,099

Notes:

 ECF (H733 MILLSIDE HOMESITE CONDOS ) 2.200 => TCV: 990,218
 

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2026 Est. T.C.V. 006-733-007-00 = 1,150,218

Est. TCV/Total Floor Area = 403.02, Most recent sale 12/03/2019 for 655,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 492,100                 | 492,100 | 492,100   | 373,040        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 83,000  | 0         | 10,072         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 575,100                 | 575,100 | 575,100   | 383,112        | 383,112     | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-733-008-00   | 2026 Est. T.C.V.    | MILL GLEN ARBOR LLC THE |
| Property Class: 402 |                     | 8 MILLSIDE              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L529 P127/99 L923 P512/06 UNIT 8 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST  
AMEND L659 P989 SEC 23 T29N R14W.

# Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

\* Factors \*

| Description               | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason   | Value   |
|---------------------------|----------|--------|---------|--------|---------|-------|----------|---------|
| MILLSIDE                  | 50.00    | 120.00 | 1.0000  | 0.0000 | 0       | 100*  | LOCATION | 0       |
| MILLSIDE U MILLSIDE UNITS |          |        | 1 Units | 150000 | 0.00000 | 100   | END UNIT | 150,000 |

\* denotes lines that do not contribute to the total acreage calculation.

50 Actual Front Feet, 0.00 Total Acres      Total Est. Land Value =      150,000

2026 Est. T.C.V. 006-733-008-00 = 150,000

Est. TCV/Total Floor Area = 52.56, Most recent sale 08/31/2021 for 150,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 75,000                  | 75,000 | 75,000    | 68,200         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 1,841          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 70,041         | 70,041      | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-735-000-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC     |
| Property Class: 202 |                     | NORTH VILLAGE PARCEL 2 |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

NORTH VILLAGE 2ND AMENDMENT L386P678 PARCEL 2 PART OF GOVERNMENT LOT 2, SECTION 14, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S01DEG32'19"W 200.73 FEET; THENCE S01DEG19'04"W 158.92 FEET; THENCE N88DEG21'27"W 163.45 FEET; THENCE S01DEG39'02"W 702.84 FEET; THENCE N86.49'01"E 168.05 FEET; THENCE S00DEG S6'26"W 598.47 FEET TO A CONCRETE MONUMENT 3618.99 FEET NORTH AND 3.97 FEET EAST OF THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE S88DEG 59'09"W 199.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE S88DEG59'09"W 283.59 FEET TO THE EAST LINE OF "WEST SHORE CONDOMINIUM" (LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 48 AS RECORDED IN LIBER 364, PAGES 335-375); THENCE ALONG SAID EAST LINE S12DEG21'50"W 135.50 FEET AND S20DEG21'02"W 70.99 FEET TO THE NORTH LINE OF EAST SHORE CONDOMINIUM" (LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 47 AS RECORDED IN LIBER 363, PAGES 201-239); THENCE ALONG SAID NORTH LINE EAST 125.00 FEET; THENCE N55DEG16'51"E 153.32 FEET; THENCE S83DEG20'30"E 48.03 FEET; THENCE N17.30'00"E 128.11 FEET TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINS 46,749 SQUARE FEET OR 1.07 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL APPLICABLE EASEMENTS, BUILDING AND USE RESTRICTIONS, IF ANY, AFFECTING THE PREMISES.

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth            | Front      | Depth   | Rate | %Adj. | Reason                  | Value   |
|-------------|------------|------------------|------------|---------|------|-------|-------------------------|---------|
| HOMESTEAD   | \$7.75/PSF |                  | 46749 SqFt | 7.75000 | 100  |       | NEAR WATER              | 362,305 |
|             |            | 1.07 Total Acres |            |         |      |       | Total Est. Land Value = | 362,305 |

2026 Est. T.C.V. 006-735-000-00 = 362,305

Est. TCV/Total Floor Area = 126.95

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 181,200                 | 181,200 | 181,200 | 181,200      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0       | 0       | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 181,200                 | 181,200 | 181,200 | 186,092      | 181,200        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-735-000-01   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC        |
| Property Class: 201 |                     | 5035 TIMBERCREST PARCEL 1 |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L388P677 AMD NORTH VILLAGE PARCEL 1 PO SE 1/4 SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMM SE CNR SAID SECTION 14; THENCE N47.54 '22"W 2246.88 FEET TO POB OF THE PLAT OF "SKIPPERS WOOD NO. 2" (RECORDED IN LIBER 8 OF PLATS, PAGES 8 THROUGH 10), SAID POINT ALSO BEING ON WEST LINE OF PLAT OF "SKIPPERS WOOD" (RECORDED IN LIBER 7 OF PLATS, PAGES 49 THROUGH 51); THENCE ALONG THE EAST LINE OF SAID PLAT .OF "SKIPPERS WOOD NO. 2" ALONG ARC OF A CURVE TO RIGHT A DISTANCE OF 94.99 FEET (RADIUS = 228.14 FEET, DELTA = 23.51'20", CHORD = NOS •11• 00"E 94. 30 FEET) : THENCE CONTINUING ALONG WESTLINE OF SAID PLAT OF "SKIPPERS WOOD" ALONG ARC OF A CURVE TO RIGHT A DISTANCE OF 158.52 FEET (RADIUS = 228.14 FEET, DELTA - 39.48139", CHORD • N31.55'09"E 155. 35 FEET) : THENCE CONTINUING ALONG SAID WEST LINE N51.49'29"E 51.15 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF "SKIPPERS WOOD•: THENCE ALONG SOUTH LINE OF SAID LOT N70•04'55"W 145.00 FEET TO SOUTHWEST CORNER OF SAID LOT 1: THENCE ALONG WEST LINE OF SAID PLAT N05.1212L"B 157.06 FEET: THENCE N88.10'34"W 73.73 FEET; THENCE N46.50'36"W 16.03 FEET; THENCE S42.52 1 43"W 7.54 FEET; THENCE S69.07 1 00"W 14.10 FEET; THENCE N28.36119"W 88.84 FEET TO POB; THENCE CONTINUING ALONG SAME LINE N28.36'19"W 74 . 39 FEET; THENCE N43.42'23"W 25.08 FEET; THENCE S71.23124 "W 74.21 FEET: THENCE S26.27 1 37"E 35.07 FEET; THENCE S62 • SO • 40" W 17.77 FEET TO THE EAST LINE OF SAID PLAT OF "SKIPPERS WOOD NO. 2": THENCE ALONG SAID EAST LINE N02 • 43' 30"W 172.53 FEET; THENCE S45 . 27 ' 21 ° E 25.80 FEET; THENCE S42.13117"E 134.85 FEET; THENCE S35 . 04 ' 45 11 E 17.13 FEET; THENCE S84 • 33 • 34' "B 63.09 FEET; THENCE S06 0 15 • 04"W 59. 50 FEET; THENCE N83 . 40130"W 43.75 FEET POB. ABOVE PARCEL CONTAINS 10,820 SQUARE FEET OR 0.25 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL APPLICABLE EASEMENTS, BUILDING AND USE RESTRICTIONS, IF ANY, AFFECTING THE PREMISES. EXCEPT 11/2017 TRANSFER PART TO 006-114-016-96 DESCRIBED AS PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2• ' THENCE NORTH 44°29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET, ALONG THE EASTERLY LINE OF LOT 32, OF SAID RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE SOUTH 49°36'06" EAST, 73.41 FEET; THENCE SOUTH 48°31'33" WEST, 68.70 FEET, TO A POINT ON EASTERLY LINE OF SAID LOT 31; THENCE NORTH 02°43'30" WEST, 28.18 FEET, ALONG SAID EASTERLY LINE, TO POINT OF BEGINNING. SAID PARCEL CONTAINS 0.06 ACRES MORE OR LESS.

11/2017 TRANSFER PART OF PARCEL 1 TO 114-016-96 FOR USE WITH LOT 32, LOT LINE ADJ, SEE LAND USE PERMIT FOR 786-032-00.

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth            | Front     | Depth   | Rate | %Adj. | Reason                  | Value  |
|-------------|------------|------------------|-----------|---------|------|-------|-------------------------|--------|
| HOMESTEAD   | \$1.50/PSF |                  | 8206 SqFt | 1.50000 | 100  |       |                         | 12,310 |
|             |            | 0.19 Total Acres |           |         |      |       | Total Est. Land Value = | 12,310 |

2026 Est. T.C.V. 006-735-000-01 = 12,310

Est. TCV/Total Floor Area = 4.31

| 2025 Assessed           | MBOR  | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-------|-----------|----------------|-------------|---------|--|
| 5,300                   | 5,300 | 5,300     | 2,498          | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss  | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 900   | 0         | 0              | 67          | 0       |  |
| 2026 Assessed           | MBOR  | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 6,200                   | 6,200 | 6,200     | 2,565          | 2,565       | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-738-001-00   | 2026 Est. T.C.V.    | SCHANHALS RICHARD D & NAN F |
| Property Class: 401 |                     | 6260 W COTTAGE LN           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| Fencing: Wd, Solid, 6 ft.                | 39.66    | 32   | 0                 | 0          |
| D/W/P: Crushed Rock                      | 2.53     | 600  | 0                 | 0          |
| D/W/P: Flagstone/Sand                    | 26.62    | 200  | 0                 | 0          |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100               | 5,000      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

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

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,280 |          |            |
| 1 Story | Siding   | Crawl Space | 112   |          |            |
| 1 Story | Siding   | Crawl Space | 360   |          |            |
| 1 Story | Siding   | Overhang    | 394   |          |            |
|         |          | Total:      |       | 486,283  | 389,026    |

#### Other Additions/Adjustments

##### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 6,716 | 5,373 |
| 2 Fixture Bath | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 448 | 21,043 | 16,834 |
| WSEP (1 Story) | 96  | 7,989  | 6,391  |
| WCP (1 Story)  | 60  | 4,814  | 3,851  |
| WCP (1 Story)  | 52  | 4,326  | 3,461  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,622 | 4,498 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 788 | 46,468 | 37,174 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 2   | 1,343  | 1,074  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
| Dishwasher       | 1 | 1,175 | 940   |
| Microwave        | 1 | 813   | 650   |

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

Totals: 607,726 486,180

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,069,596

2026 Est. T.C.V. 006-738-001-00 = 1,225,871

Est. TCV/Total Floor Area = 357.81, Most recent sale 10/31/2001 for 350,137

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 521,100       | 521,100        | 521,100 | 337,368      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 91,800         | 0       | 0            | 9,108          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 612,900       | 612,900        | 612,900 | 346,476      | 346,476        | 346,476 |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-738-002-00   | 2026 Est. T.C.V.    | WRIGHT PHILLIP C & MARCIA R |
| Property Class: 401 |                     | 6268 W COTTAGE LN           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock   | 2.53  | 715  | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 100  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 480  | 0      | 0          |
| Wood Frame            | 43.92 | 72   | 50     | 1,581      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,581      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 1648 SF Floor Area = 2655 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,648 |          |            |
| 1 Story    | Siding   | Overhang    | 595   |          |            |
|            |          | Total:      |       | 395,351  | 336,048    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,248 |
| Water Well, 100 Feet | 1 | 6,514  | 5,537 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 467 | 21,926 | 18,637 |
|---------------|-----|--------|--------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 794 | 46,695 | 39,691 |
| Door Opener | 2   | 1,343  | 1,142  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

##### Deck

|           |     |       |       |
|-----------|-----|-------|-------|
| Composite | 425 | 7,625 | 6,481 |
|-----------|-----|-------|-------|

##### Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 29 | 2,691 | 2,287 |
|------------|----|-------|-------|

#### Local Cost Items

Parcel Number: 45-006-738-002-00

Page: 2

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 521,603 443,363

Notes: OPEN STUDIO LOFT OVER GARAGE, ATTACHED BY BREEZEWAY, WITH SEPARATE ENTERANCE, FULL BATH

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 975,399

2026 Est. T.C.V. 006-738-002-00 = 1,136,651

Est. TCV/Total Floor Area = 428.12, Most recent sale 09/25/2020 for 658,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 487,700                 | 487,700 | 487,700   | 422,849        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 80,600  | 0         | 11,416         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 568,300                 | 568,300 | 568,300   | 434,265        | 434,265     | 434,265 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-738-003-00   | 2026 Est. T.C.V.    | CLAUSE THIRD TRUST   |
| Property Class: 402 |                     | W COTTAGE LN         |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

2026 Est. T.C.V. 006-738-003-00 = 174,382

Est. TCV/Total Floor Area = 65.68, Most recent sale 09/10/2020 for 155,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 87,200                  | 87,200 | 87,200    | 73,883         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,994          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 87,200                  | 87,200 | 87,200    | 75,877         | 75,877      | 0       |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-738-004-00   | 2026 Est. T.C.V.    | BOSMAN ANDREW J & TRACEY HYATT |
| Property Class: 401 |                     | 6276 W COTTAGE LN              |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1738 SF Floor Area = 3390 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,311 |          |            |
| 1 Story | Siding   | Crawl Space | 157   |          |            |
| 1 Story | Siding   | Crawl Space | 105   |          |            |
| 1 Story | Siding   | Crawl Space | 77    |          |            |
| 1 Story | Siding   | Crawl Space | 88    |          |            |
| 1 Story | Siding   | Overhang    | 341   |          |            |
|         |          | Total:      |       | 393,212  | 322,458    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,190 |
| 3 Fixture Bath     | 2 | 9,133 | 7,489 |
| 2 Fixture Bath     | 1 | 3,056 | 2,506 |
| Separate Shower    | 1 | 1,336 | 1,096 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,921 |
| Water Well, 100 Feet | 1 | 5,847 | 4,795 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 406 | 14,287 | 11,715 |
|---------------|-----|--------|--------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 89 | 2,367 | 1,941 |
| Treated Wood | 25 | 1,163 | 954   |
| Treated Wood | 9  | 411   | 337   |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 605 | 30,347 | 24,885 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,269 |
|------------------|---|-------|-------|

Totals: 470,159 385,556

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 848,223

Parcel Number: 45-006-738-004-00

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 Est. TCV/Total Floor Area = 289.24, Most recent sale 08/07/2020 for 615,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 481,200       | 481,200        | 481,200 | 368,122      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 51,600        | -40,300        | 2,200   | 51,600       | 9,893          | 1,683   |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 490,300       | 490,300        | 490,300 | 427,932      | 427,932        | 427,932 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-738-005-01   | 2026 Est. T.C.V.    | JMB MANAGEMENT TRUST THE |
| Property Class: 402 |                     | W COTTAGE LN             |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

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

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

2026 Est. T.C.V. 006-738-005-01 = 194,415

Est. TCV/Total Floor Area = 57.35

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 97,200                  | 97,200 | 97,200    | 97,200         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 97,200                  | 97,200 | 97,200    | 99,824         | 97,200      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-738-007-01   | 2026 Est. T.C.V.    | THOMSEN MARY JANE TRUST |
| Property Class: 401 |                     | 6290 W COTTAGE LN       |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

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

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

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

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand | 21.39 | 625  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.31  | 576  | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2801 SF Floor Area = 3721 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,801 |          |            |
| 1 Story    | Siding   | Overhang    | 220   |          |            |
|            |          | Total:      |       | 490,292  | 480,442    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,422 |
| 3 Fixture Bath     | 1 | 4,567 | 4,476 |
| 2 Fixture Bath     | 1 | 3,056 | 2,995 |

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 9,313 |
| Water Well, 50 Feet | 1 | 3,410 | 3,342 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 133 | 6,453 | 6,324 |
|---------------|-----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 73  | 2,115 | 2,073 |
| Treated Wood | 295 | 5,248 | 5,143 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 566 | 28,996 | 28,416 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,587 |
| Door Opener         | 1   | 537    | 526    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,712 |
|------------------|---|-------|-------|

Fireplaces

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

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|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 6,649 | 6,516 |
| Direct-Vented Gas | 1 | 3,022 | 2,962 |

|         |         |         |
|---------|---------|---------|
| Totals: | 565,426 | 554,075 |
|---------|---------|---------|

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 1,218,965

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-738-007-01 | = | 1,450,572 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 389.83

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 619,100                 | 619,100 | 619,100   | 510,020        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 106,200 | 0         | 13,770         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 725,300                 | 725,300 | 725,300   | 523,790        | 523,790     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-738-008-00   | 2026 Est. T.C.V.    | HOUTTEMAN LEE J & PAMELA M |
| Property Class: 401 |                     | 6296 W COTTAGE LN          |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Crushed Rock   | 2.53  | 510  | 0      | 0          |
| D/W/P: Flagstone/Sand | 26.62 | 30   | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1196 SF Floor Area = 2392 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,196  |          |            |
|         |          |            | Total: | 384,706  | 307,765    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 294 | 14,012 | 11,210 |
|---------------|-----|--------|--------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 336 | 6,065 | 4,852 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 43,733 | 34,986 |
| Storage Over Garage | 360 | 6,358  | 5,086  |
| Door Opener         | 2   | 1,343  | 1,074  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,519 |
|-------------------|---|-------|-------|

##### Breezeways

|            |     |        |        |
|------------|-----|--------|--------|
| Frame Wall | 156 | 14,478 | 11,582 |
|------------|-----|--------|--------|

Totals: 506,693 405,354

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 891,779

Parcel Number: 45-006-738-008-00

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2026 Est. T.C.V. 006-738-008-00 = 1,063,089  
 Est. TCV/Total Floor Area = 444.44, Most recent sale 06/30/2003 for 36,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 454,600       | 454,600 | 454,600 | 232,417      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 76,900         | 0    | 0         | 6,275          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 531,500       | 531,500 | 531,500 | 238,692 | 238,692     | 238,692 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-738-009-00   | 2026 Est. T.C.V.    | JMB MANAGEMENT TRUST |
| Property Class: 401 |                     | 6302 W COTTAGE LN    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| D/W/P: 4in Concrete                      | 8.30     | 230  | 0                 | 0          |
| D/W/P: 4in Ren. Conc.                    | 10.45    | 1100 | 0                 | 0          |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1    | 100               | 5,000      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1581 SF Floor Area = 2772 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,581 |          |            |
| 1 Story   | Siding   | Overhang   | 400   |          |            |
|           |          | Total:     |       | 432,029  | 367,224    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 790 | 21,599 | 18,359 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |
| Separate Shower    | 1 | 2,720  | 2,312  |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 5,541  | 4,710  |
| Water Well, 200 Feet | 1 | 12,175 | 10,349 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 120 | 7,626  | 6,482 |
| WSEP (1 Story) | 154 | 11,601 | 9,861 |
| WCP (1 Story)  | 108 | 6,983  | 5,936 |
| CPP            | 83  | 2,346  | 1,994 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 600 | 38,430 | 32,665 |
| Common Wall: 1/2 Wall | 1   | -1,532 | -1,302 |
| Door Opener           | 1   | 672    | 571    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 7,221 |
| Direct-Vented Gas | 2 | 8,798 | 7,478 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|



Totals: 581,528 494,299

Notes: 2019 ADD 2ND STORY CONNECT TO BONUS ROOM

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,087,458

2026 Est. T.C.V. 006-738-009-00 = 1,247,407

Est. TCV/Total Floor Area = 450.00, Most recent sale 06/01/2017 for 635,500

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 531,400       | 531,400        | 531,400 | 414,692      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 92,300         | 0       | 0            | 11,196         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 623,700       | 623,700        | 623,700 | 425,888      | 425,888        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-738-010-00   | 2026 Est. T.C.V.    | SIDDALL LISA H       |
| Property Class: 401 |                     | 6308 W COTTAGE LN    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10     | 1000 | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.31     | 100  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2196 SF Floor Area = 3882 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,196 |          |            |
| 1 Story    | Siding   | Overhang    | 708   |          |            |
| 1 Story    | Siding   | Overhang    | 429   |          |            |
| Total:     |          |             |       | 472,424  | 453,533    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,393 |
| 3 Fixture Bath     | 2 | 9,133 | 8,768 |
| 2 Fixture Bath     | 1 | 3,056 | 2,934 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 9,123 |
| Water Well, 50 Feet | 1 | 3,410 | 3,274 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 67  | 2,110 | 2,026 |
| WCP (1 Story) | 222 | 9,213 | 8,844 |
| WPP           | 59  | 2,480 | 2,381 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Base Cost           | 1015 | 36,763 | 35,292 |
| Common Wall: 1 Wall | 1    | -2,640 | -2,534 |
| Door Opener         | 2    | 1,075  | 1,032  |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 547,979 526,067

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,157,347

|                                                                             |              |           |
|-----------------------------------------------------------------------------|--------------|-----------|
| 2026 Est. T.C.V. 006-738-010-00                                             | =            | 1,325,293 |
| Est. TCV/Total Floor Area = 341.39, Most recent sale 01/31/2018 for 127,000 |              |           |
| 2025 Assessed                                                               | MBOR         | S.E.V.    |
| 564,800                                                                     | 564,800      | 564,800   |
|                                                                             | Base for Cap | IRM       |
|                                                                             | 447,539      | 2.70      |

Parcel Number: 45-006-738-010-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 97,800         | 0       | 0         | 12,083         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 662,600  | 662,600        | 662,600 | 459,622   | 459,622        | 459,622 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-738-011-00   | 2026 Est. T.C.V.    | BARNELL CHARLES & KAY R |
| Property Class: 402 |                     | W COTTAGE LN            |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

2026 Est. T.C.V. 006-738-011-00 = 147,875

Est. TCV/Total Floor Area = 38.09

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 73,900                  | 73,900 | 73,900    | 57,077         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,541          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 73,900                  | 73,900 | 73,900    | 58,618         | 58,618      | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-738-012-00   | 2026 Est. T.C.V.    | MIDGLEY MOLLY P TRUST |
| Property Class: 401 |                     | 6297 W COTTAGE LN     |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 7.73     | 227  | 0      | 0          |
| D/W/P: Crushed Rock                                 | 2.53     | 870  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 95     | 2,375      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,375      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2195 SF Floor Area = 3109 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,484 |          |            |
| 1.25 Story | Siding   | Basement   | 711   |          |            |
| 1.25 Story | Siding   | Overhang   | 292   |          |            |
| Total:     |          |            |       | 509,116  | 432,748    |

#### Other Additions/Adjustments

##### Plumbing

|                 |   |       |       |
|-----------------|---|-------|-------|
| 3 Fixture Bath  | 1 | 6,716 | 5,709 |
| Separate Shower | 1 | 2,720 | 2,312 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 150 | 5,640 | 4,794 |
| CPP           | 16  | 506   | 430   |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 585 | 35,094 | 29,830 |
| Common Wall: 2 Wall | 1   | -5,205 | -4,424 |
| Door Opener         | 2   | 1,343  | 1,142  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,117 |
| Raised Hearth  | 1 | 685   | 582   |

Totals: 576,313 489,867

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,077,707

2026 Est. T.C.V. 006-738-012-00 = 1,233,967  
 Est. TCV/Total Floor Area = 396.90, Most recent sale 07/15/2002 for 105,000

Parcel Number: 45-006-738-012-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 519,900  | 519,900        | 519,900 | 346,776      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 97,100         | 0       | 0            | 9,362          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 617,000  | 617,000        | 617,000 | 356,138      | 356,138        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-738-013-00   | 2026 Est. T.C.V.    | PIATT KATHLEEN M TRUST |
| Property Class: 402 |                     | W COTTAGE LN           |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

2026 Est. T.C.V. 006-738-013-00 = 165,284

Est. TCV/Total Floor Area = 53.16, Most recent sale 04/07/2017 for 125,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 82,600                  | 82,600 | 82,600    | 73,883         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 1,994          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 82,600                  | 82,600 | 82,600    | 75,877         | 75,877      | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-738-014-00   | 2026 Est. T.C.V.    | PIATT KATHLEEN M TRUST |
| Property Class: 401 |                     | 6273 W COTTAGE LN      |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 725  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1328 SF Floor Area = 1992 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,328  |          |            |
|           |          |            | Total: | 287,185  | 229,739    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 340 | 11,982 | 9,586 |
| CCP (1 Story)  | 112 | 3,347  | 2,678 |
| WGEP (1 Story) | 75  | 8,575  | 6,860 |
| WSEP (1 Story) | 224 | 11,924 | 9,539 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 616 | 30,763 | 24,610 |
| Storage Over Garage | 308 | 4,158  | 3,326  |
| Door Opener         | 2   | 1,075  | 860    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,042 |
|------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 380,976 304,774

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 670,503



Parcel Number: 45-006-738-014-00

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 Est. TCV/Total Floor Area = 418.99, Most recent sale 01/12/2017 for 490,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 357,700       | 357,700        | 357,700 | 295,423      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 59,600         | 0       | 0            | 7,976          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 417,300       | 417,300        | 417,300 | 303,399      | 303,399        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-738-015-00   | 2026 Est. T.C.V.    | TOIVONEN BOLE TRUST  |
| Property Class: 401 |                     | 6267 W COTTAGE LN    |
| Map #: 32           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.53 | 1148 | 0      | 0          |
| D/W/P: 3.5 Concrete | 7.73 | 301  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1480 SF Floor Area = 2820 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,340 |          |            |
| 1 Story | Siding   | Crawl Space | 140   |          |            |
|         |          | Total:      |       | 426,870  | 362,840    |

#### Other Additions/Adjustments

|              |     |        |        |  |
|--------------|-----|--------|--------|--|
| Exterior     |     |        |        |  |
| Stone Veneer | 377 | 17,282 | 14,690 |  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 3 | 20,147 | 17,125 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Garages

|                                                             |     |        |        |
|-------------------------------------------------------------|-----|--------|--------|
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |        |
| Base Cost                                                   | 672 | 32,296 | 27,452 |
| Storage Over Garage                                         | 336 | 5,934  | 5,044  |
| Door Opener                                                 | 2   | 1,343  | 1,142  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,739 |
|-------------------|---|-------|-------|

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 706 | 29,200 | 24,820 |
| WSEP (1 Story) | 740 | 42,935 | 36,495 |

Totals: 603,073 512,615

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,127,753

Parcel Number: 45-006-738-015-00

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2026 Est. T.C.V. 006-738-015-00 = 1,299,480  
 Est. TCV/Total Floor Area = 460.81, Most recent sale 07/08/2013 for 650,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 550,900       | 550,900        | 550,900 | 366,729      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 98,800         | 0       | 0            | 9,901          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 649,700       | 649,700        | 649,700 | 376,630      | 376,630        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-740-000-00   | 2026 Est. T.C.V.    | PIERCE STOCKING BEACH PARK COMMONS |
| Property Class: 402 |                     | W ARBOR PINES DR                   |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------|
| LK MI "A"                                                            | 21000    | 150.00 | 450.00 | 0.8944 | 0.9840 | 21000 | 100    | 2,772,352 |
| 150 Actual Front Feet, 1.55 Total Acres      Total Est. Land Value = |          |        |        |        |        |       |        | 2,772,352 |

|                                  |                    |        |              |                |         |   |
|----------------------------------|--------------------|--------|--------------|----------------|---------|---|
| 2026 Est. T.C.V. 006-740-000-00  |                    |        |              |                | =       | 0 |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |   |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |   |
| 0                                | 0                  | 0      | 0            | 2.70           |         |   |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |   |
| 0                                | 0                  | 0      | 0            | 0              | 0       |   |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |   |
| 0                                | 0                  | 0      | 0            | 0              | 0       |   |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-740-001-00   | 2026 Est. T.C.V.    | JEL MANITOU PASSAGE LLC |
| Property Class: 401 |                     | 7472 W ARBOR PINES DR   |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth   | Front  | Depth  | Rate  | %Adj. | Reason          | Value                             |
|-----------------------------------------|----------|---------|--------|--------|-------|-------|-----------------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 1143.00 | 0.7553 | 1.2422 | 21000 | 100   | LOT 1           | 1,970,302                         |
| LK MI "A" 21000                         | 100.00   | 1061.00 | 0.7553 | 1.2193 | 21000 | 100   | LOT 2           | 1,933,972                         |
| LK MI "A" 21000                         | 95.00    | 1061.00 | 0.7553 | 1.2193 | 21000 | 50    | SURPLUS: ZONING | 918,637                           |
| 295 Actual Front Feet, 7.37 Total Acres |          |         |        |        |       |       |                 | Total Est. Land Value = 4,822,911 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.07     | 1800 | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.51     | 35   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2350 SF Floor Area = 2350 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Block    | Crawl Space | 1,871 |          |            |
| 1 Story | Block    | Basement    | 479   |          |            |
| Total:  |          |             |       | 330,934  | 181,997    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 479 | 8,996 | 4,498 |
| Basement, Outside Entrance, Below Grade | 1   | 2,700 | 1,485 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,408 | 774   |
| 3 Fixture Bath     | 1 | 4,434 | 2,439 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,642 | 2,553 |
| Water Well, 100 Feet | 1 | 5,677 | 3,122 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 107 | 2,230 | 1,226 |
| WPP | 258 | 5,232 | 2,878 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 367 | 5,887 | 3,238 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,686 | 1,477 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,183 | 2,851 |
|------------------|---|-------|-------|

#### Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 320 | 5,091 | 2,800 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 385,100 | 211,338 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-740-001-00

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ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 570,613

2026 Est. T.C.V. 006-740-001-00 = 5,398,524

Est. TCV/Total Floor Area = 2297.24

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 2,576,900     | 2,576,900      | 2,576,900 | 705,038      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 122,400        | 0         | 0            | 19,036         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,699,300     | 2,699,300      | 2,699,300 | 724,074      | 724,074        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-004-00   | 2026 Est. T.C.V.    | SCHMIDT NANCY L TRUST |
| Property Class: 401 |                     | 7434 W ARBOR PINES DR |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                         | 100.00   | 650.00 | 0.9898 | 1.0787 | 21000      | 100   |              | 2,242,359 |
| 100 Actual Front Feet, 1.49 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,242,359 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 2350 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1557 SF Floor Area = 1557 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,049  |          |            |
| 1 Story | Siding   | Basement    | 300    |          |            |
| 1 Story | Siding   | Crawl Space | 208    |          |            |
|         |          |             | Total: | 231,837  | 150,708    |

## Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 250 | 4,835 | 3,143 |
| Basement, Outside Entrance, Above Grade | 1   | 2,019 | 1,312 |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,177 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 45  | 4,820 | 3,133 |
| WPP            | 385 | 6,999 | 4,549 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 216 | 4,285 | 2,785 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 25,771 | 16,751 |
| Door Opener | 1   | 537    | 349    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 313,263 | 203,635 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 549,815

Parcel Number: 45-006-740-004-00

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2026 Est. T.C.V. 006-740-004-00 = 2,799,674  
 Est. TCV/Total Floor Area = 1798.12, Most recent sale 07/29/2016 for 1,600,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 1,335,500 1,335,500 1,335,500 961,613 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 64,300 0 0 25,963 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 1,399,800 1,399,800 1,399,800 987,576 987,576 0



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-005-00   | 2026 Est. T.C.V.    | SAPERSTEIN LINDA A &  |
| Property Class: 401 |                     | 7414 W ARBOR PINES DR |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000        | 100.00   | 625.00      | 0.9898 | 1.0682 | 21000      | 100   |              | 2,220,480 |
| 100 Actual Front Feet, | 1.44     | Total Acres |        |        | Total Est. |       | Land Value = | 2,220,480 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| D/W/P: Crushed Rock                      | 2.31     | 640  | 0                 | 0          |
| D/W/P: 3.5 Concrete                      | 6.71     | 180  | 0                 | 0          |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100               | 2,500      |
| Total Estimated Land Improvements        |          |      |                   | 2,500      |
|                                          |          |      | True Cash Value = | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1958

(11) Heating System: Forced Heat & Cool  
Ground Area = 1328 SF Floor Area = 1328 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,008 |          |            |
| 1 Story | Siding   | Slab        | 320   |          |            |
|         |          | Total:      |       | 195,183  | 117,109    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WPP            | 224 | 5,163 | 3,098 |
| CGEP (1 Story) | 96  | 8,021 | 4,813 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 320 | 14,755 | 8,853 |
| Door Opener | 1   | 537    | 322   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 248,076 148,845

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 401,882

2026 Est. T.C.V. 006-740-005-00 = 2,624,862

Est. TCV/Total Floor Area = 1976.55, Most recent sale 11/02/1996 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM

1,251,500 1,251,500 1,251,500 291,989 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 45-006-740-005-00

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 0             | 60,900    | 0         | 0       | 7,883       | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,312,400     | 1,312,400 | 1,312,400 | 299,872 | 299,872     | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-006-00   | 2026 Est. T.C.V.    | KAUSLER FAMILY SLEEPING BEAR |
| Property Class: 401 |                     | 7396 W ARBOR PINES DR        |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                               | 21000    | 100.00 | 630.00 | 0.9898 | 1.0703 | 21000 | 100    | 2,224,907                         |
| 100 Actual Front Feet, 1.45 Total Acres |          |        |        |        |        |       |        | Total Est. Land Value = 2,224,907 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1550 SF Floor Area = 1550 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,550  |          |            |
|         |          |             | Total: | 208,840  | 125,304    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|     |    |       |       |
|-----|----|-------|-------|
| WPP | 72 | 2,767 | 1,660 |
|-----|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 266 | 4,910 | 2,946 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 352 | 15,671 | 9,403 |
| Door Opener | 1   | 537    | 322   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 258,653 155,191

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 419,016

2026 Est. T.C.V. 006-740-006-00 = 2,648,923

Est. TCV/Total Floor Area = 1708.98

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |        |  |
|---------------|----------------|-----------|--------------|----------------|--------|--|
| 1,263,200     | 1,263,200      | 1,263,200 | 317,496      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses |  |
| 0             | 61,300         | 0         | 0            | 8,572          | 0      |  |

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| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
|---------------|-----------|-----------|---------|-------------|---------|
| 1,324,500     | 1,324,500 | 1,324,500 | 326,068 | 326,068     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-740-007-00   | 2026 Est. T.C.V.    | GARVER MICHAEL A & SUSAN L TRUSTS |
| Property Class: 401 |                     | 7374 W ARBOR PINES DR             |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

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

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| LK MI "A" 21000                         | 100.00   | 615.00 | 0.9898 | 1.0639 | 21000 | 100   |        | 2,211,544                         |
| 100 Actual Front Feet, 1.41 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 2,211,544 |

## Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 21.35     | 2500 | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.01      | 3500 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 2    | 100    | 20,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 20,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2014

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2661 SF Floor Area = 3992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,661 |          |            |
| Total:    |          |            |       | 659,569  | 593,615    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 3 | 30,826 | 27,743 |
| 2 Fixture Bath     | 1 | 6,850  | 6,165  |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,410 |
| Water Well, 100 Feet | 1 | 6,941 | 6,247 |

## Porches

|                      |     |        |       |
|----------------------|-----|--------|-------|
| CCP (1 Story)        | 225 | 9,038  | 8,134 |
| Foundation: Basement | 225 | 7,322  | 6,590 |
| CCP (1 Story)        | 274 | 10,730 | 9,657 |
| Foundation: Basement | 274 | 8,845  | 7,960 |
| CCP (1 Story)        | 126 | 5,334  | 4,801 |
| CCP (1 Story)        | 41  | 1,927  | 1,734 |
| WCP (1 Story)        | 166 | 11,039 | 9,935 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 576 | 9,009 | 8,108 |
|--------------|-----|-------|-------|

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 2,257  | 2,031  |
| Base Cost   | 1080 | 68,029 | 61,226 |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |         |         |
|-------------|------|---------|---------|
| Door Opener | 2    | 1,504   | 1,354   |
| Base Cost   | 2432 | 153,192 | 137,873 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,644 |
|------------------|---|-------|-------|

Parcel Number: 45-006-740-007-00

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## Local Cost Items

GENERATOR

1

1

1

\*95% Good

Totals: 1,018,135 916,324

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 2,474,075

2026 Est. T.C.V. 006-740-007-00 = 4,705,619

Est. TCV/Total Floor Area = 1178.76, Most recent sale 08/31/2012 for 1,000,000

|               |                |           |              |                |           |  |
|---------------|----------------|-----------|--------------|----------------|-----------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 2,249,200     | 2,249,200      | 2,249,200 | 1,331,817    | 2.70           |           |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0             | 103,600        | 0         | 0            | 35,959         | 0         |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 2,352,800     | 2,352,800      | 2,352,800 | 1,367,776    | 1,367,776      | 1,367,776 |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-008-00   | 2026 Est. T.C.V.    | KAUSLER FAMILY SLEEPING BEAR |
| Property Class: 401 |                     | 7358 W ARBOR PINES DR        |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                         | 100.00   | 600.00 | 0.9898 | 1.0574 | 21000      | 100   |              | 2,197,934 |
| 100 Actual Front Feet, 1.38 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,197,934 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1416 SF Floor Area = 1416 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,416  |          |            |
|         |          |             | Total: | 202,874  | 121,723    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 2 Fixture Bath     | 1 | 3,056 | 1,834 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 300 | 5,100 | 3,060 |
| WPP | 176 | 4,597 | 2,758 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 352 | 15,671 | 9,403 |
| Door Opener | 1   | 537    | 322   |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 253,196 151,916

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 410,173

2026 Est. T.C.V. 006-740-008-00 = 2,613,107

Est. TCV/Total Floor Area = 1845.41, Most recent sale 09/19/1991 for 300,000

| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 1,245,500     | 1,245,500  | 1,245,500 | 313,807      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 61,100     | 0         | 0            | 8,472          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,306,600     | 1,306,600  | 1,306,600 | 322,279      | 322,279        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-009-00   | 2026 Est. T.C.V.    | JOHNSON ROBERT M & SUSAN C |
| Property Class: 401 |                     | 7348 W ARBOR PINES DR      |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                         | 100.00   | 580.00 | 0.9898 | 1.0484 | 21000 | 100   |                         | 2,179,384 |
| 100 Actual Front Feet, 1.33 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,179,384 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 2172 SF Floor Area = 3295 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,172  |          |            |
| 1 Story   | Siding   | Overhang   | 12     |          |            |
| 1 Story   | Siding   | Overhang   | 25     |          |            |
|           |          |            | Total: | 520,110  | 416,087    |

#### Other Additions/Adjustments

##### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 4,584 | 3,667 |
|--------------|-----|-------|-------|

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 8,704 |
| Water Well, 100 Feet | 1 | 6,514  | 5,211 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CSEP (1 Story) | 181 | 10,688 | 8,550 |
| CCP (1 Story)  | 224 | 8,080  | 6,464 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 225 | 4,685 | 3,748 |
|--------------|-----|-------|-------|

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 36 | 1,965 | 1,572 |
| Wood Balcony | 75 | 4,094 | 3,275 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 768 | 35,420 | 28,336 |
| Door Opener | 3   | 2,015  | 1,612  |

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 31,576 | 25,261 |
| Door Opener | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces



Parcel Number: 45-006-740-009-00

Page: 2

|                  |   |         |         |            |
|------------------|---|---------|---------|------------|
| Interior 2 Story | 1 | 8,495   | 6,796   |            |
| Wood Stove       | 1 | 3,694   | 2,955   |            |
| Local Cost Items |   |         |         |            |
| GENERATOR        | 1 | 1       | 1       | *100% Good |
| Totals:          |   | 670,801 | 536,640 |            |

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,448,928

2026 Est. T.C.V. 006-740-009-00 = 3,633,312

Est. TCV/Total Floor Area = 1102.67, Most recent sale 07/18/1977 for 67,076

|               |            |           |              |                |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,733,000     | 1,733,000  | 1,733,000 | 347,411      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 83,700     | 0         | 0            | 9,380          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,816,700     | 1,816,700  | 1,816,700 | 356,791      | 356,791        | 356,791 |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-010-00   | 2026 Est. T.C.V.    | KAUSLER GEORGE J & BARBARA C |
| Property Class: 401 |                     | W ARBOR PINES DR             |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                         | 100.00   | 565.00 | 0.9898 | 1.0416 | 21000 | 100   |                         | 2,165,155 |
| 100 Actual Front Feet, 1.30 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,165,155 |

2026 Est. T.C.V. 006-740-010-00 = 2,165,155

Est. TCV/Total Floor Area = 657.10

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,031,000               | 1,031,000 | 1,031,000 | 237,167        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 51,600    | 0         | 0              | 6,403       | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,082,600               | 1,082,600 | 1,082,600 | 243,570        | 243,570     | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-011-00   | 2026 Est. T.C.V.    | KAUSLER GEORGE J & BARBARA C |
| Property Class: 401 |                     | 7300 W ARBOR PINES DR        |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                         | 100.00   | 550.00 | 0.9898 | 1.0346 | 21000      | 100   |              | 2,150,639 |
| 100 Actual Front Feet, 1.26 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,150,639 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01     | 4000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1958

(11) Heating System: Forced Heat & Cool

Ground Area = 2101 SF Floor Area = 2101 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Basement    | 283   |          |            |
| 1 Story | Siding   | Crawl Space | 434   |          |            |
| 1 Story | Siding   | Slab        | 1,384 |          |            |
|         |          | Total:      |       | 416,532  | 270,748    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,117  |
| 3 Fixture Bath     | 2 | 20,550 | 13,357 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 3,907 |
| Water Well, 100 Feet | 1 | 6,941 | 4,512 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 581 | 9,058 | 5,888 |
|--------------|-----|-------|-------|

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 792 | 43,916 | 28,545 |
| Door Opener | 1   | 752    | 489    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,452 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 5,129 |
|------------------|---|-------|-------|

Carports

|              |     |        |       |
|--------------|-----|--------|-------|
| Comp.Shingle | 480 | 10,642 | 6,917 |
|--------------|-----|--------|-------|

Totals: 532,400 346,061

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 934,365

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 400 SF Floor Area = 400 SF.

Parcel Number: 45-006-740-011-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 400    |          |            |
|         |          |            | Total: | 58,372   | 37,941     |

## Other Additions/Adjustments

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 48 | 1,700 | 1,105 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 1,799 |

|         |        |        |
|---------|--------|--------|
| Totals: | 62,839 | 40,845 |
|---------|--------|--------|

Notes: ADJ HOUSE: SW CORNER

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 110,282

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: TENNIS COURT

|                        |          |          |      |       |           |
|------------------------|----------|----------|------|-------|-----------|
| Unit in Place Items    | Rate     | Quantity | Arch | %Good | Depr.Cost |
| /CI17/SPOC/TENC/ASPCA  | 7.65     | 7200     | 1.00 | 50    | 27,540    |
| /CI17/SPOC/TENC/ADDFFA | 17034.00 | 1        | 1.00 | 50    | 8,517     |

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV of Bldg: 1 = 97,354

Total Estimated True Cash Value of Commercial/Industrial Buildings = 97,354

2026 Est. T.C.V. 006-740-011-00 = 3,300,140

Est. TCV/Total Floor Area = 1319.53, Most recent sale 09/23/1976 for 68,000

|               |            |           |              |                |         |
|---------------|------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |
| 1,577,200     | 1,577,200  | 1,577,200 | 443,470      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0             | 72,900     | 0         | 0            | 11,973         | 0       |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,650,100     | 1,650,100  | 1,650,100 | 455,443      | 455,443        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-012-00   | 2026 Est. T.C.V.    | MCDALD SHIRLEY TRUST  |
| Property Class: 401 |                     | 7286 W ARBOR PINES DR |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                        | 50.00    | 525.00 | 1.1771 | 1.0227 | 21000 | 100   |                         | 1,263,991 |
| 50 Actual Front Feet, 0.60 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,263,991 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Picket, 30-40                          | 15.40    | 200  | 50     | 1,540      |
| D/W/P: 3.5 Concrete                                 | 6.71     | 156  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,040      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 1812 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Slab        | 720  |          |            |
| 1 Story   | Siding   | Crawl Space | 64   |          |            |
| 1 Story   | Siding   | Crawl Space | 140  |          |            |
| 1 Story   | Siding   | Overhang    | 528  |          |            |
| Total:    |          |             |      | 215,028  | 129,013    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CCP (1 Story)  | 64  | 2,023  | 1,214 |
| WSEP (1 Story) | 260 | 13,309 | 7,985 |
| WPP            | 616 | 11,119 | 6,671 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 376 | 6,159 | 3,695 |
| Treated Wood | 300 | 5,301 | 3,181 |
| Treated Wood | 525 | 7,665 | 4,599 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 704 | 28,090 | 16,854 |
| Door Opener | 1   | 537    | 322    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

Totals: 315,159 189,090

Notes:

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ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 510,543

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2026 Est. T.C.V. 006-740-012-00 = 1,778,574  
 Est. TCV/Total Floor Area = 981.55, Most recent sale 10/20/2003 for 1

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 851,500       | 851,500        | 851,500 | 414,222      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 37,800         | 0       | 0            | 11,183         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 889,300       | 889,300        | 889,300 | 425,405      | 425,405        | 425,405 |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-012-50   | 2026 Est. T.C.V.    | KONOLD STEVE & JODIE  |
| Property Class: 401 |                     | 7276 W ARBOR PINES DR |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L1109P649 THE EAST HALF OF LOT 12, PIERCE STOCKING DEVELOPMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT LIBER 2 OF PLATS, PAGES 37, 38 AND 39.

L110P403 L232 P488/82 L274 P998/87 L602 P825/01 E 1/2 OF LOT 12 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|--------|------------|--------------|-----------|
| LK MI "A"             | 21000    | 50.00       | 515.00 | 1.1771 | 1.0178 | 21000      | 100          | 1,257,929 |
| 50 Actual Front Feet, | 0.59     | Total Acres |        |        |        | Total Est. | Land Value = | 1,257,929 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,500 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 843 SF Floor Area = 1203 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Slab        | 720  |          |            |
| 1 Story   | Siding   | Crawl Space | 123  |          |            |
|           |          | Total:      |      | 165,080  | 107,308    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| Separate Shower    | 1 | 1,336 | 868   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 121 | 11,854 | 7,705 |
| WPP            | 121 | 3,582  | 2,328 |
| WCP (1 Story)  | 40  | 2,938  | 1,910 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 105 | 2,610 | 1,696 |
| Treated Wood | 40  | 1,571 | 1,021 |
| Treated Wood | 120 | 2,897 | 1,883 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

Totals: 219,307 142,555

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 384,899

Parcel Number: 45-006-740-012-50

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Est. TCV/Total Floor Area = 1367.69, Most recent sale 01/05/2024 for 1,975,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 784,800       | 784,800        | 784,800 | 784,800      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 37,900         | 0       | 0            | 21,189         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 822,700       | 822,700        | 822,700 | 805,989      | 805,989        | 0       |  |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-740-013-00   | 2026 Est. T.C.V.    | DEWEY LINDA TRUST & BAUERLE TRUST |
| Property Class: 401 |                     | 7228 W ARBOR PINES DR             |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 50.00 | 450.00 | 1.1771 | 0.9840 | 21000 | 100    | 1,216,207                         |
| 50 Actual Front Feet, 0.52 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 1,216,207 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 70   | 0      | 0          |
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,943      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Slab       | 768  |          |            |
| Total:    |          |            |      | 149,499  | 97,179     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 136 | 10,248 | 6,661 |
|----------------|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 284 | 5,123 | 3,330 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 189,287 123,041

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 332,211

2026 Est. T.C.V. 006-740-013-00 = 1,552,361

Est. TCV/Total Floor Area = 1347.54, Most recent sale 02/15/2005 for 1

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 740,400                 | 740,400 | 740,400   | 198,358        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 35,800  | 0         | 5,355          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 776,200                 | 776,200 | 776,200   | 203,713        | 203,713     | 203,713 |



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-740-013-50   | 2026 Est. T.C.V.    | GOULD ANDREW S & BERGLUND VICKI TRU |
| Property Class: 401 |                     | 7238 W ARBOR PINES DR               |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value     |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------|
| LK MI "A"                              | 21000    | 50.00 | 460.00 | 1.1771 | 0.9894 | 21000 | 100    | 1,222,908 |
| 50 Actual Front Feet, 0.53 Total Acres |          |       |        |        |        |       |        | 1,222,908 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1600 | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 7.73     | 132  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 970 SF Floor Area = 2518 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size | Cost New | Depr. Cost |
|------------|----------|------------|------|----------|------------|
| 1.75 Story | Siding   | Basement   | 970  |          |            |
| 1 Story    | Siding   | Overhang   | 32   |          |            |
| 1 Story    | Siding   | Overhang   | 788  |          |            |
|            |          | Total:     |      | 374,203  | 318,072    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 970 | 51,982 | 44,185 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,248 |
| Water Well, 100 Feet | 1 | 6,514  | 5,537 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 274 | 6,951 | 5,908 |
|-----|-----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 192 | 4,216 | 3,584 |
| Treated Wood | 40  | 1,663 | 1,414 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 78 | 4,258 | 3,619 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 788 | 46,468 | 39,498 |
| Door Opener | 2   | 1,343  | 1,142  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Parcel Number: 45-006-740-013-50

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## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

## Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 96 | 8,910 | 7,573 |
|------------|----|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 549,854 | 467,377 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,261,918

2026 Est. T.C.V. 006-740-013-50 = 2,489,826

Est. TCV/Total Floor Area = 988.81, Most recent sale 01/06/2022 for 1,750,000

|               |                |           |              |                |           |
|---------------|----------------|-----------|--------------|----------------|-----------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |           |
| 1,196,200     | 1,196,200      | 1,196,200 | 996,487      | 2.70           |           |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |
| 0             | 48,700         | 0         | 0            | 26,905         | 0         |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |
| 1,244,900     | 1,244,900      | 1,244,900 | 1,023,392    | 1,023,392      | 1,023,392 |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-740-014-00   | 2026 Est. T.C.V.    | NICHOLS DIANNE E & FREDERICK D |
| Property Class: 401 |                     | 7218 W ARBOR PINES DR          |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 400.00      | 0.9898 | 0.9554 | 21000      | 100          |        | 1,986,057 |
| 100 Actual Front Feet, | 0.92     | Total Acres |        |        | Total Est. | Land Value = |        | 1,986,057 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 32.37    | 83   | 50     | 1,343      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,843      |

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1196 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 572  |          |            |
| 1 Story | Siding   | Crawl Space | 624  |          |            |
| 1 Story | Siding   | Overhang    | 44   |          |            |
|         |          | Total:      |      | 203,663  | 112,024    |

#### Other Additions/Adjustments

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Recreation Room                         | 458 | 8,858 | 4,872 |
| Basement, Outside Entrance, Below Grade | 1   | 2,781 | 1,530 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 3 Fixture Bath     | 1 | 4,567 | 2,512 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 117 | 3,484 | 1,916 |
| WPP           | 45  | 2,137 | 1,175 |
| WPP           | 321 | 5,849 | 3,217 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,583 |
|------------------|---|-------|-------|

Totals: 252,700 138,995

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 375,287

2026 Est. T.C.V. 006-740-014-00 = 2,365,187

Est. TCV/Total Floor Area = 1907.41

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |        |
|-------------------------|-----------|-----------|--------------|----------------|--------|
| 1,126,300               | 1,126,300 | 1,126,300 | 604,122      | 2.70           |        |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-740-014-00

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|               |           |           |         |             |         |
|---------------|-----------|-----------|---------|-------------|---------|
| 0             | 56,300    | 0         | 0       | 16,311      | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped  | ->Taxable<- | PRE/MBT |
| 1,182,600     | 1,182,600 | 1,182,600 | 620,433 | 620,433     | 620,433 |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-015-00   | 2026 Est. T.C.V.    | CANFIELD MARY BETH    |
| Property Class: 401 |                     | 7190 W ARBOR PINES DR |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 360.00      | 0.9898 | 0.9306 | 21000      | 100          |        | 1,934,427 |
| 100 Actual Front Feet, | 0.83     | Total Acres |        |        | Total Est. | Land Value = |        | 1,934,427 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 37.54 | 187  | 50     | 3,510      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size         | % Good | Cash Value |
|-----------------------------------|----------|--------------|--------|------------|
| LAND IMPROVEMENTS 75              | 7,500.00 | 1            | 100    | 7,500      |
| Total Estimated Land Improvements | True     | Cash Value = |        | 11,010     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1281 SF Floor Area = 2666 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,281 |          |            |
| 1 Story    | Siding   | Overhang   | 168   |          |            |
| 1 Story    | Siding   | Overhang   | 256   |          |            |
|            |          | Total:     |       | 529,700  | 423,743    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1200 | 69,876 | 55,901 |
| Basement, Outside Entrance, Below Grade | 1    | 4,609  | 3,687  |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480 |
| Separate Shower    | 1 | 3,123  | 2,498 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 54  | 3,281 | 2,625 |
| WPP | 170 | 6,329 | 5,063 |
| WPP | 221 | 7,300 | 5,840 |
| WPP | 77  | 3,986 | 3,189 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 336 | 30,600 | 24,480 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,867 |
| Door Opener         | 1   | 752    | 602    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 9,429 |
|------------------|---|--------|-------|

Totals: 707,942 566,338

Parcel Number: 45-006-740-015-00

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Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,529,113

|                                                                                |           |                |              |             |                |        |  |
|--------------------------------------------------------------------------------|-----------|----------------|--------------|-------------|----------------|--------|--|
| 2026 Est. T.C.V. 006-740-015-00                                                |           |                |              | =           | 3,474,550      |        |  |
| Est. TCV/Total Floor Area = 1303.28, Most recent sale 11/01/2011 for 1,495,000 |           |                |              |             |                |        |  |
| 2025 Assessed                                                                  | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |  |
| 1,659,900                                                                      | 1,659,900 | 1,659,900      | 942,948      | 2.70        |                |        |  |
| 2026                                                                           | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |  |
|                                                                                | 0         | 77,400         | 0            | 0           | 25,459         | 0      |  |
| 2026 Assessed                                                                  | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |  |
| 1,737,300                                                                      | 1,737,300 | 1,737,300      | 968,407      | 968,407     | 0              |        |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-016-00   | 2026 Est. T.C.V.    | WEBSTER RICHARD A & GAIL R |
| Property Class: 401 |                     | 7176 W ARBOR PINES DR      |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A"              | 21000    | 100.00      | 400.00 | 0.9898 | 0.9554     | 21000        | 100    | 1,986,057 |
| 100 Actual Front Feet, | 0.92     | Total Acres |        |        | Total Est. | Land Value = |        | 1,986,057 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1958

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1579 SF Floor Area = 1579 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |           |
|---------|----------|-------------|-------|----------|------------|-----------|
| 1 Story | Siding   | Crawl Space | 1,467 |          |            |           |
| 1 Story | Siding   | Crawl Space | 112   |          |            | *96% Good |
|         |          | Total:      |       | 212,164  | 132,569    |           |

Other Additions/Adjustments

Plumbing

|                 |   |       |     |
|-----------------|---|-------|-----|
| Extra Toilet    | 1 | 1,498 | 899 |
| Separate Shower | 1 | 1,336 | 802 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 260 | 4,659 | 2,795 |
|-----|-----|-------|-------|

Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 128 | 3,036 | 2,915 | *96% Good |
| Treated Wood | 650 | 8,801 | 5,281 |           |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |       |       |
|-------------|-----|-------|-------|
| Door Opener | 2   | 1,075 | 645   |
| Base Cost   | 196 | 9,845 | 5,907 |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |           |
|-------------|-----|--------|--------|-----------|
| Base Cost   | 576 | 24,382 | 23,407 | *96% Good |
| Door Opener | 2   | 1,075  | 1,032  |           |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,531 |
|------------|---|-------|-------|

Totals: 283,819 185,820

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 501,714

Parcel Number: 45-006-740-016-00

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Est. TCV/Total Floor Area = 1578.70

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,190,900     | 1,190,900 | 1,190,900 |

|              |
|--------------|
| Base for Cap |
| 319,815      |

|      |
|------|
| IRM  |
| 2.70 |

|      |     |                |      |
|------|-----|----------------|------|
| 2026 | New | Eq. Adjustment | Loss |
|      | 0   | 55,500         | 0    |

|           |
|-----------|
| Additions |
| 0         |

|                |        |
|----------------|--------|
| Tax Adjustment | Losses |
| 8,635          | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,246,400     | 1,246,400 | 1,246,400 |

|         |
|---------|
| Capped  |
| 328,450 |

|             |
|-------------|
| ->Taxable<- |
| 328,450     |

|         |
|---------|
| PRE/MBT |
| 328,450 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-740-017-00   | 2026 Est. T.C.V.    | PAYNE SHIMANEK KATHLEEN |
| Property Class: 401 |                     | 7154 W ARBOR PINES DR   |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 406.67      | 0.9898 | 0.9594 | 21000      | 100          |        | 1,994,285 |
| 100 Actual Front Feet, | 0.93     | Total Acres |        |        | Total Est. | Land Value = |        | 1,994,285 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1100 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1976

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1621 SF Floor Area = 2461 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Basement    | 840    |          |            |
| 1 Story | Siding   | Crawl Space | 781    |          |            |
|         |          |             | Total: | 400,820  | 260,535    |

#### Other Additions/Adjustments

|                                                             |     |         |              |
|-------------------------------------------------------------|-----|---------|--------------|
| Basement, Outside Entrance, Below Grade                     | 1   | 3,888   | 2,527        |
| Plumbing                                                    |     |         |              |
| 3 Fixture Bath                                              | 2   | 13,432  | 8,731        |
| Water/Sewer                                                 |     |         |              |
| 1000 Gal Septic                                             | 1   | 5,541   | 3,602        |
| Water Well, 100 Feet                                        | 1   | 6,514   | 4,234        |
| Porches                                                     |     |         |              |
| CPP                                                         | 70  | 2,041   | 1,327        |
| WPP                                                         | 480 | 11,198  | 7,279        |
| Deck                                                        |     |         |              |
| Treated Wood                                                | 100 | 2,668   | 1,734        |
| Treated Wood                                                | 100 | 2,668   | 1,734        |
| Garages                                                     |     |         |              |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |     |         |              |
| Base Cost                                                   | 598 | 32,406  | 21,064       |
| Common Wall: 1 Wall                                         | 1   | -3,064  | -1,992       |
| Door Opener                                                 | 2   | 1,343   | 873          |
| Built-Ins                                                   |     |         |              |
| Appliance Allow.                                            | 1   | 3,976   | 2,584        |
| Fireplaces                                                  |     |         |              |
| Prefab 2 Story                                              | 1   | 4,533   | 2,946        |
| Local Cost Items                                            |     |         |              |
| GENERATOR                                                   | 1   | 1       | 1 *100% Good |
| Totals:                                                     |     | 487,965 | 317,179      |

Notes:

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ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 856,383

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|                                     |              |                       |
|-------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-740-017-00     | =            | 2,853,168             |
| Est. TCV/Total Floor Area = 1159.35 |              |                       |
| 2025 Assessed MBOR S.E.V.           | Base for Cap | IRM                   |
| 1,359,100 1,359,100 1,359,100       | 397,194      | 2.70                  |
| 2026 New Eq. Adjustment Loss        | Additions    | Tax Adjustment Losses |
| 0 67,500 0                          | 0            | 10,724 0              |
| 2026 Assessed MBOR S.E.V.           | Capped       | ->Taxable<- PRE/MBT   |
| 1,426,600 1,426,600 1,426,600       | 407,918      | 407,918 407,918       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-740-017-50   | 2026 Est. T.C.V.    | KONOLD PHYLLIS A     |
| Property Class: 401 |                     | 7058 W HARBOR HWY    |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 324.56 | 1.0000 | 0.9294 | 3400 | 100   |                         | 315,995 |
| 100 Actual Front Feet, 0.75 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 315,995 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Solid, 5 ft.                           | 31.16    | 8    | 50     | 124        |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,624      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1074 SF Floor Area = 1342 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,074  |          |            |
|            |          |            | Total: | 170,457  | 110,797    |

#### Other Additions/Adjustments

|              |   |     |     |
|--------------|---|-----|-----|
| Exterior     |   |     |     |
| Stone Veneer | 8 | 298 | 194 |

|                    |   |       |     |
|--------------------|---|-------|-----|
| Plumbing           |   |       |     |
| Average Fixture(s) | 1 | 1,451 | 943 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

|                |     |        |       |
|----------------|-----|--------|-------|
| Porches        |     |        |       |
| CCP (1 Story)  | 27  | 971    | 631   |
| WSEP (1 Story) | 294 | 14,482 | 9,413 |

|              |    |       |     |
|--------------|----|-------|-----|
| Deck         |    |       |     |
| Treated Wood | 31 | 1,352 | 879 |

#### Garages

|                                                            |     |        |       |
|------------------------------------------------------------|-----|--------|-------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |        |       |
| Base Cost                                                  | 286 | 13,771 | 8,951 |
| Common Wall: 1/2 Wall                                      | 1   | -1,087 | -707  |
| Door Opener                                                | 1   | 537    | 349   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 220,966 | 143,628 |
|---------|---------|---------|

#### Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 315,982 |
|----------------------------------------------------------------|---------|

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Est. TCV/Total Floor Area = 472.88

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 294,700       | 294,700        | 294,700 | 91,139       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 22,600         | 0       | 0            | 2,460          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 317,300       | 317,300        | 317,300 | 93,599       | 93,599         | 93,599  |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-740-018-00   | 2026 Est. T.C.V.    | CAREY SHERYL S       |
| Property Class: 401 |                     | 7044 W HARBOR HWY    |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                         | 100.00   | 700.00 | 0.9898 | 1.0989 | 21000 | 100   |        | 2,284,290 |
| 100 Actual Front Feet, 1.61 Total Acres |          |        |        |        |       |       |        | 2,284,290 |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 2,284,290 |

Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 4.01 | 1500 | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = 2824 SF Floor Area = 4236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,824 |          |            |
| Total:    |          |            |       | 770,327  | 539,229    |

Other Additions/Adjustments

Exterior

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Brick Veneer                            | 160 | 3,504 | 2,453 |
| Basement, Outside Entrance, Below Grade | 1   | 4,609 | 3,226 |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,280  |
| 3 Fixture Bath     | 3 | 30,826 | 21,578 |

Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 8,203 |
| Water Well, 100 Feet | 1 | 6,941  | 4,859 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 98  | 4,222  | 2,955  |
| WPP           | 816 | 19,013 | 13,309 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 100 | 2,784 | 1,949 |
|--------------|-----|-------|-------|

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 948 | 62,397 | 43,678 |
| Common Wall: 1 Wall | 1   | -3,584 | -2,509 |
| Door Opener         | 2   | 1,504  | 1,053  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 4,795 |
| Oven             | 1 | 2,505 | 1,753 |
| Standard Range   | 1 | 1,975 | 1,382 |
| Trash Compactor  | 1 | 1,182 | 827   |

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 6,723 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 939,635 | 657,743 |
|---------|---------|---------|

Parcel Number: 45-006-740-018-00

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Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,775,906

---

 2026 Est. T.C.V. 006-740-018-00 = 4,065,196

Est. TCV/Total Floor Area = 959.68

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,933,600     | 1,933,600      | 1,933,600 | 707,649      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 99,000         | 0         | 0            | 19,106         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 2,032,600     | 2,032,600      | 2,032,600 | 726,755      | 726,755        | 726,755 |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-740-019-00   | 2026 Est. T.C.V.    | GLEN ARBOR FAMILY TRUST |
| Property Class: 401 |                     | 7040 W HARBOR HWY       |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 680.00      | 0.9898 | 1.0910 | 21000                   | 100   |        | 2,267,796 |
| 100 Actual Front Feet, | 1.56     | Total Acres |        |        | Total Est. Land Value = |       |        | 2,267,796 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 2924 SF Floor Area = 6333 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New  | Depr. Cost |
|---------|----------|-------------|-------|-----------|------------|
| 2 Story | Siding   | Basement    | 1,119 |           |            |
| 2 Story | Siding   | Crawl Space | 638   |           |            |
| 2 Story | Siding   | Crawl Space | 644   |           |            |
| 1 Story | Siding   | Crawl Space | 523   |           |            |
| 1 Story | Siding   | Overhang    | 1008  |           |            |
|         |          | Total:      |       | 1,545,912 | 1,159,432  |

Other Additions/Adjustments

|              |     |        |       |  |
|--------------|-----|--------|-------|--|
| Exterior     |     |        |       |  |
| Stone Veneer | 204 | 11,499 | 8,624 |  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,022  |
| 3 Fixture Bath     | 2 | 25,386 | 19,039 |
| 2 Fixture Bath     | 2 | 16,924 | 12,693 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,615 | 4,961 |
| Water Well, 100 Feet | 1 | 7,582 | 5,686 |

Garages

Class: A Exterior: Siding Foundation: 18 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Base Cost           | 1008 | 81,799 | 61,349 |
| Common Wall: 1 Wall | 1    | -3,748 | -2,811 |
| Door Opener         | 2    | 1,692  | 1,269  |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 384 | 18,597 | 13,948 |
| Door Opener | 1   | 537    | 403    |

Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 2 | 19,341 | 14,506 |
|------------------|---|--------|--------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Interior 2 Story | 1 | 10,879 | 8,159 |
| Exterior 1 Story | 1 | 11,148 | 8,361 |

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 1,758,193 1,318,642

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 3,560,333

2026 Est. T.C.V. 006-740-019-00 = 5,828,129

Est. TCV/Total Floor Area = 920.28, Most recent sale 06/28/1996 for 475,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-740-019-00

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|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 2,776,600 | 2,776,600 | 2,776,600      | 721,859   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 137,500        | 0         | 0         | 19,490         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 2,914,100 | 2,914,100      | 2,914,100 | 741,349   | 741,349        | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-740-020-00   | 2026 Est. T.C.V.    | RINGLEVER BRENDAN E & KIMBERLY A |
| Property Class: 402 |                     | W ARBOR PINES DR                 |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 380.00      | 1.0000 | 0.9668 | 3400       | 100          |        | 328,702 |
| 100 Actual Front Feet, | 0.87     | Total Acres |        |        | Total Est. | Land Value = |        | 328,702 |

2026 Est. T.C.V. 006-740-020-00 = 328,702

Est. TCV/Total Floor Area = 51.90, Most recent sale 06/02/2020 for 115,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 169,200                 | 169,200 | 169,200   | 62,516         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,800  | 0         | 1,687          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 164,400                 | 164,400 | 164,400   | 64,203         | 64,203      | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-740-021-00   | 2026 Est. T.C.V.    | MACADDINO GARY J & COLLEEN T TRUST |
| Property Class: 401 |                     | 7440 W HARBOR HWY                  |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 281.43      | 1.0000 | 0.8969 | 3400       | 100          |        | 304,929 |
| 100 Actual Front Feet, | 0.65     | Total Acres |        |        | Total Est. | Land Value = |        | 304,929 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size              | % Good | Cash Value |
|------------------------------------------|----------|-------------------|--------|------------|
| D/W/P: Crushed Rock                      | 2.31     | 2500              | 0      | 0          |
| Wood Frame                               | 26.81    | 160               | 50     | 2,145      |
| Residential Local Cost Land Improvements |          |                   |        |            |
| Description                              | Rate     | Size              | % Good | Cash Value |
| LAND IMPROVEMENTS 5                      | 5,000.00 | 1                 | 100    | 5,000      |
| Total Estimated Land Improvements        |          | True Cash Value = |        | 7,145      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1984

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1120 SF Floor Area = 1680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------|----------|------------|------|----------|------------|
| 1.5 Story | Siding   | Basement   | 720  |          |            |
| 1.5 Story | Siding   | Slab       | 400  |          |            |
| Total:    |          |            |      | 241,752  | 181,311    |

#### Other Additions/Adjustments

|                                                            |     |         |         |
|------------------------------------------------------------|-----|---------|---------|
| Basement, Outside Entrance, Below Grade                    | 3   | 8,343   | 6,257   |
| Plumbing                                                   |     |         |         |
| 3 Fixture Bath                                             | 1   | 4,567   | 3,425   |
| Water/Sewer                                                |     |         |         |
| 1000 Gal Septic                                            | 1   | 4,782   | 3,586   |
| Water Well, 100 Feet                                       | 1   | 5,847   | 4,385   |
| Porches                                                    |     |         |         |
| WPP                                                        | 152 | 4,207   | 3,155   |
| WPP                                                        | 184 | 4,710   | 3,532   |
| WCP (1 Story)                                              | 20  | 1,510   | 1,132   |
| WCP (1 Story)                                              | 20  | 1,510   | 1,132   |
| Deck                                                       |     |         |         |
| Treated Wood                                               | 332 | 5,677   | 4,258   |
| Garages                                                    |     |         |         |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |     |         |         |
| Base Cost                                                  | 768 | 26,888  | 20,166  |
| Storage Over Garage                                        | 384 | 5,184   | 3,888   |
| Door Opener                                                | 1   | 537     | 403     |
| Built-Ins                                                  |     |         |         |
| Appliance Allow.                                           | 1   | 2,767   | 2,075   |
| Totals:                                                    |     | 318,281 | 238,705 |

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 525,151

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Est. TCV/Total Floor Area = 498.35

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 371,700       | 371,700        | 371,700 | 148,253      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 1,100         | 45,800         | 0       | 1,100        | 4,002          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 418,600       | 418,600        | 418,600 | 153,355      | 153,355        | 153,355 |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-022-00   | 2026 Est. T.C.V.    | KAUSLER FAMILY SLEEPING BEAR |
| Property Class: 402 |                     | W HARBOR HWY                 |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/                          | 100.00   | 300.04 | 1.0000 | 0.9113 | 3400       | 100   |              | 309,850 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 309,850 |

---

2026 Est. T.C.V. 006-740-022-00 = 309,850

Est. TCV/Total Floor Area = 184.43

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 159,500                 | 159,500 | 159,500 | 31,602       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -4,600  | 0       | 0            | 853            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 154,900                 | 154,900 | 154,900 | 32,455       | 32,455         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-023-00   | 2026 Est. T.C.V.    | RIGOTTI & DOW FAMILY TRUST |
| Property Class: 402 |                     | W HARBOR HWY               |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 300.00 | 1.0000 | 0.9113 | 3400 | 100   |                         | 309,840 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 309,840 |

---

2026 Est. T.C.V. 006-740-023-00 = 309,840

Est. TCV/Total Floor Area = 184.43, Most recent sale 06/25/2014 for 150,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 159,500                 | 159,500 | 159,500 | 62,516       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -4,600  | 0       | 0            | 1,687          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 154,900                 | 154,900 | 154,900 | 64,203       | 64,203         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-024-00   | 2026 Est. T.C.V.    | RIGOTTI & DOW FAMILY TRUST |
| Property Class: 401 |                     | 7381 W ARBOR PINES DR      |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100   |              | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 309,840 |

## Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.90 | 80   | 50     | 1,316      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,816      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 987 SF Floor Area = 1115 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 512  |          |            |
| 1 Story    | Siding   | Crawl Space | 475  |          |            |
|            |          | Total:      |      | 167,051  | 108,585    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

## Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 260 | 13,309 | 8,651 |
|----------------|-----|--------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 160 | 3,515 | 2,285 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 205,371 | 133,494 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 293,687

2026 Est. T.C.V. 006-740-024-00 = 606,343

Est. TCV/Total Floor Area = 543.81

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 282,000       | 282,000    | 282,000 | 91,800       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,200     | 0       | 0            | 2,478          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 303,200       | 303,200    | 303,200 | 94,278       | 94,278         | 0       |  |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-740-025-00   | 2026 Est. T.C.V.    | HUGHES SARA M & FRAIKIN JEAN-LUC |
| Property Class: 401 |                     | 7345 W ARBOR PINES DR            |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 37.58 | 100  | 50     | 1,879      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,379      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 706 SF Floor Area = 1236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 706    |          |            |
|            |          |             | Total: | 188,141  | 131,698    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 112 | 2,914 | 2,040 |
| Treated Wood | 73  | 2,238 | 1,567 |
| Treated Wood | 112 | 2,914 | 2,040 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 3,694 | 2,586 |
|------------|---|-------|-------|

Totals: 224,784 157,349

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 346,168

2026 Est. T.C.V. 006-740-025-00 = 659,387

Est. TCV/Total Floor Area = 533.48, Most recent sale 11/13/2020 for 415,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 303,200       | 303,200    | 303,200 | 177,066      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 26,500     | 0       | 0            | 4,780          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 329,700       | 329,700    | 329,700 | 181,846      | 181,846        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-026-00   | 2026 Est. T.C.V.    | KAUSLER FAMILY SLEEPING BEAR |
| Property Class: 402 |                     | W HARBOR HWY                 |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

2026 Est. T.C.V. 006-740-026-00 = 309,840

Est. TCV/Total Floor Area = 250.68, Most recent sale 06/29/1998 for 75,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 159,500                 | 159,500 | 159,500   | 60,548         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -4,600  | 0         | 1,634          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 154,900                 | 154,900 | 154,900   | 62,182         | 62,182      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-027-00   | 2026 Est. T.C.V.    | DRAGT FAMILY TRUST    |
| Property Class: 401 |                     | 7303 W ARBOR PINES DR |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size              | % Good | Cash Value |
|------------------------------------------|----------|-------------------|--------|------------|
| Wood Frame                               | 44.38    | 70                | 50     | 1,553      |
| Wood Frame                               | 51.17    | 20                | 50     | 511        |
| Residential Local Cost Land Improvements |          |                   |        |            |
| Description                              | Rate     | Size              | % Good | Cash Value |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1                 | 100    | 1,500      |
| Total Estimated Land Improvements        |          | True Cash Value = |        | 3,564      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1333 SF Floor Area = 3302 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,284 |          |            |
| 1 Story | Siding   | Crawl Space | 49    |          |            |
| 1 Story | Siding   | Overhang    | 101   |          |            |
| 1 Story | Siding   | Overhang    | 584   |          |            |
| Total:  |          |             |       | 482,403  | 477,579    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (2 Story) | 525 | 30,035 | 29,735 |
| WPP           | 35  | 2,174  | 2,152  |
| WCP (1 Story) | 99  | 6,512  | 6,447  |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 33 | 1,489 | 1,474 |
|--------------|----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 584 | 37,697 | 37,320 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 2 | 8,798 | 8,710 |
|-------------------|---|-------|-------|

Totals: 617,912 611,733

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,345,813

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|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-740-027-00                                             | =       | 1,659,217 |
| Est. TCV/Total Floor Area = 502.49, Most recent sale 08/20/2004 for 309,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 721,300                                                                     | 721,300 | 721,300   |
|                                                                             |         | 559,903   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 108,300 | 0         |
|                                                                             |         | 15,117    |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 829,600                                                                     | 829,600 | 829,600   |
|                                                                             |         | 575,020   |
|                                                                             |         | 575,020   |
|                                                                             |         | PRE/MBT   |
|                                                                             |         | 0         |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-740-028-00   | 2026 Est. T.C.V.    | STIEMANN DEBORAH & TERRENCE J |
| Property Class: 401 |                     | 7300 W HARBOR HWY             |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                         |          |        |        | * Factors * |      | AT SUBDIVISION ENTERANCE |        |         |
|-----------------------------------------|----------|--------|--------|-------------|------|--------------------------|--------|---------|
| Description                             | Frontage | Depth  | Front  | Depth       | Rate | %Adj.                    | Reason | Value   |
| B 100' @ 3400/                          | 100.00   | 300.00 | 1.0000 | 0.9113      | 3400 | 100                      |        | 309,840 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |             |      |                          |        | 309,840 |
| Total Est. Land Value =                 |          |        |        |             |      |                          |        | 309,840 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.                           | 34.51    | 382  | 0      | 0          |
| D/W/P: 4in Ren. Conc.                               | 8.33     | 836  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71     | 111  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 2109 SF Floor Area = 3514 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,109 |          |            |
| 1 Story   | Siding   | Overhang   | 351   |          |            |
| Total:    |          |            |       | 414,219  | 310,624    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1500 | 29,010 | 14,505 |
|-----------------|------|--------|--------|

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 168 | 6,268 | 4,701 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,088  |
| 3 Fixture Bath     | 3 | 13,700 | 10,275 |
| 2 Fixture Bath     | 1 | 3,056  | 2,292  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 75  | 2,337 | 1,753 |
| WPP           | 367 | 6,676 | 5,007 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 378 | 6,180 | 4,635 |
|--------------|-----|-------|-------|

#### Garages

|                                                          |     |        |        |
|----------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                | 701 | 33,844 | 25,383 |
| Common Wall: 1 Wall                                      | 1   | -2,640 | -1,980 |
| Door Opener                                              | 2   | 1,075  | 806    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 4,365 | 3,274 |
|-------------------|---|-------|-------|

Parcel Number: 45-006-740-028-00

Page: 2

|                   |   |         |         |            |
|-------------------|---|---------|---------|------------|
| Exterior 2 Story  | 1 | 8,025   | 6,019   |            |
| Direct-Vented Gas | 1 | 3,022   | 2,266   |            |
| Local Cost Items  |   |         |         |            |
| GENERATOR         | 1 | 1       | 1       | *100% Good |
| Totals:           |   | 543,985 | 400,695 |            |

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 881,529

2026 Est. T.C.V. 006-740-028-00 = 1,193,869

Est. TCV/Total Floor Area = 339.75, Most recent sale 06/11/2015 for 550,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 525,200                 | 525,200 | 525,200   | 366,302        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 71,700  | 0         | 9,890          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 596,900                 | 596,900 | 596,900   | 376,192        | 376,192     | 376,192 |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-740-029-00   | 2026 Est. T.C.V.    | STUCKERT TAYLOR & HAWLEY SARAH |
| Property Class: 401 |                     | 7168 W HARBOR HWY              |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                            |          |        |        | AT SUBDIVISION ENTERANCE |            |                                 |
|----------------------------------------|----------|--------|--------|--------------------------|------------|---------------------------------|
| Description                            | Frontage | Depth  | Front  | Depth                    | Rate %Adj. | Reason Value                    |
| B 100' @ 3400/                         | 85.00    | 300.00 | 1.0415 | 0.9113                   | 3400 100   | 274,284                         |
| 85 Actual Front Feet, 0.58 Total Acres |          |        |        |                          |            | Total Est. Land Value = 274,284 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1152 SF Floor Area = 1296 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 576    |          |            |
| 1 Story    | Siding   | Slab       | 576    |          |            |
|            |          |            | Total: | 148,003  | 96,203     |

#### Other Additions/Adjustments

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CPP            | 56 | 1,308 | 850   |
| WGEP (1 Story) | 78 | 8,032 | 5,221 |

##### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 399 | 15,078 | 9,801  |
| Common Wall: 1 Wall | 1   | -2,011 | -1,307 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 3,056 |
|------------------|---|-------|-------|

Totals: 187,040 121,577

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 267,469

|                                                                             |                                 |         |
|-----------------------------------------------------------------------------|---------------------------------|---------|
| 2026 Est. T.C.V. 006-740-029-00                                             | =                               | 543,253 |
| Est. TCV/Total Floor Area = 359.15, Most recent sale 10/21/2024 for 450,000 |                                 |         |
| MCL 211.27(2) nonconsideration value =                                      | 77,800, Adjusted Value =        | 465,453 |
| 2025 Assessed MBOR S.E.V.                                                   | Base for Cap IRM                |         |
| 220,600 220,600 220,600                                                     | 220,600 2.70                    |         |
| 2026 New Eq. Adjustment Loss                                                | Additions Tax Adjustment Losses |         |
| 0 12,100 0                                                                  | 0 5,956 0                       |         |
| 2026 Assessed MBOR S.E.V.                                                   | Capped ->Taxable<- PRE/MBT      |         |
| 232,700 232,700 232,700                                                     | 226,556 226,556 226,556         |         |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-740-030-00   | 2026 Est. T.C.V.    | COLOMBO CHARLES G TRUST |
| Property Class: 401 |                     | 7143 W ARBOR PINES DR   |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/        | 86.00    | 306.00      | 1.0384 | 0.9158 | 3400       | 100          |        | 278,074 |
| 86 Actual Front Feet, | 0.60     | Total Acres |        |        | Total Est. | Land Value = |        | 278,074 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 250  | 50     | 4,314      |
| D/W/P: Asphalt Paving     | 3.16  | 1360 | 0      | 0          |
| Wood Frame                | 30.07 | 96   | 50     | 1,443      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value               |
|-----------------------------------|----------|------|--------|--------------------------|
| LAND IMPROVEMENTS 5               | 5,000.00 | 1    | 100    | 5,000                    |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 10,757 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2222 SF Floor Area = 2222 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,222  |          |            |
|         |          |             | Total: | 314,982  | 236,236    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 67 | 4,099 | 3,074 |
| WPP           | 52 | 2,287 | 1,715 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 557 | 28,680 | 21,510 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 3    | 1,612  | 1,209  |
| Base Cost   | 1064 | 37,793 | 28,345 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,945 |
|----------------|---|-------|-------|

#### Deck

|                       |    |     |     |
|-----------------------|----|-----|-----|
| w/Roof (Roof portion) | 44 | 896 | 672 |
|-----------------------|----|-----|-----|

Totals: 410,253 307,688

Notes:



Parcel Number: 45-006-740-030-00

Page: 2

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 676,914

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-740-030-00                                             | =       | 965,745   |
| Est. TCV/Total Floor Area = 434.63, Most recent sale 06/20/2001 for 328,120 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 480,800                                                                     | 480,800 | 480,800   |
|                                                                             |         | 240,904   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 2,100   | 0         |
|                                                                             |         | 6,504     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 482,900                                                                     | 482,900 | 482,900   |
|                                                                             |         | 247,408   |
|                                                                             |         | 247,408   |
|                                                                             |         | 0         |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-740-031-00   | 2026 Est. T.C.V.    | ROSENBERG WILLIAM G & PAMELA J TRTS |
| Property Class: 401 |                     | 7105 W ARBOR PINES DR               |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 100.00   | 306.00 | 1.0000 | 0.9158 | 3400 | 100   |                         | 311,377 |
| 100 Actual Front Feet, 0.70 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 311,377 |

#### Land Improvement Cost Estimates

| Description             | Rate  | Size | % Good | Cash Value |
|-------------------------|-------|------|--------|------------|
| D/W/P: 4in Concrete     | 8.30  | 460  | 0      | 0          |
| D/W/P: Asphalt Paving   | 3.68  | 570  | 0      | 0          |
| D/W/P: Asphalt Paving   | 3.68  | 688  | 0      | 0          |
| D/W/P: Patio Blocks     | 19.22 | 83   | 0      | 0          |
| Fencing: Wire Mesh, #11 | 3.49  | 375  | 50     | 654        |
| Wood Frame              | 37.58 | 100  | 50     | 1,879      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,533      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool  
Ground Area = 1798 SF Floor Area = 2268 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,798 |          |            |
| 1 Story    | Siding   | Overhang   | 8     |          |            |
| 1 Story    | Siding   | Overhang   | 12    |          |            |
|            |          | Total:     |       | 404,729  | 303,544    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,916 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 44  | 3,846  | 2,884 |
| WPP           | 30  | 1,928  | 1,446 |
| WPP           | 493 | 11,497 | 8,623 |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 462 | 24,772 | 18,579 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,954 |
| Door Opener         | 1   | 672    | 504    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 1 Story    | 1 | 3,667 | 2,750 |
| Direct-Vented Gas | 1 | 4,399 | 3,299 |

Parcel Number: 45-006-740-031-00

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 Totals: 481,675 361,253

Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 794,757

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 2026 Est. T.C.V. 006-740-031-00 = 1,113,667

Est. TCV/Total Floor Area = 491.03, Most recent sale 04/26/2007 for 484,800

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 489,600                 | 489,600 | 489,600   | 250,480        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 67,200  | 0         | 0              | 6,762       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 556,800                 | 556,800 | 556,800   | 257,242        | 257,242     | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-032-00   | 2026 Est. T.C.V.    | DEVLIN JAMES L & BARBARA A |
| Property Class: 401 |                     | 7088 W HARBOR HWY          |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1986

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 818 SF Floor Area = 1651 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 818  |          |            |
| 1 Story | Siding   | Overhang   | 15   |          |            |
|         |          | Total:     |      | 277,747  | 208,310    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 32 | 3,019 | 2,264 |
| WPP           | 29 | 1,876 | 1,407 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 150 | 3,564 | 2,673 |
| Treated Wood | 192 | 4,216 | 3,162 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 400 | 24,556 | 18,417 |
| Storage Over Garage | 100 | 1,766  | 1,324  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 1   | 672    | 504    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Totals: 348,268 261,200

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 574,640

Parcel Number: 45-006-740-032-00

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2026 Est. T.C.V. 006-740-032-00 = 889,480  
 Est. TCV/Total Floor Area = 538.75, Most recent sale 11/05/2001 for 330,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 399,700       | 399,700 | 399,700 | 159,144      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 45,000         | 0    | 0         | 4,296          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 444,700       | 444,700 | 444,700 | 163,440 | 163,440     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-033-00   | 2026 Est. T.C.V.    | WEBSTER RICHARD A & GAIL R |
| Property Class: 402 |                     | W HARBOR HWY               |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

2026 Est. T.C.V. 006-740-033-00 = 309,840

Est. TCV/Total Floor Area = 187.67

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 159,500                 | 159,500 | 159,500   | 31,602         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,600  | 0         | 853            | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 154,900                 | 154,900 | 154,900   | 32,455         | 32,455      | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-740-034-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W HARBOR HWY      |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                 |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

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

2026 Est. T.C.V. 006-740-034-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-740-056-00   | 2026 Est. T.C.V.    | GLEN ARBOR FAMILY TRUST |
| Property Class: 401 |                     | 6981 W HARBOR HWY       |
| Map #: 28,56        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400                    | 100   |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. Land Value = |       |        | 309,840 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 10.45 | 720  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = 1394 SF Floor Area = 2091 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,394  |          |            |
|           |          |            | Total: | 348,888  | 313,998    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,792 |
| Water Well, 100 Feet | 1 | 6,514  | 5,863 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 388 | 18,248 | 16,423 |
| WSEP (1 Story) | 173 | 12,728 | 11,455 |
| WPP            | 249 | 6,783  | 6,105  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 567  | 10,013 | 9,012  |
| Door Opener         | 2    | 1,343  | 1,209  |
| Base Cost           | 1027 | 56,177 | 50,559 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
| Raised Hearth  | 1 | 685   | 616   |

Totals: 495,470 445,921

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 981,026

2026 Est. T.C.V. 006-740-056-00 = 1,293,366

Est. TCV/Total Floor Area = 618.54, Most recent sale 08/25/2025 for 0

2025 Assessed MBOR S.E.V. Base for Cap IRM



Parcel Number: 45-006-740-056-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 566,400  | 566,400        | 566,400 | 310,503   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 80,300         | 0       | 0         | 8,383          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 646,700  | 646,700        | 646,700 | 318,886   | 318,886        | 0       |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-058-01   | 2026 Est. T.C.V.    | NEEB PAUL A & ROBIN E TRUSTS |
| Property Class: 402 |                     | W HARBOR HWY                 |
| Map #: 28,34        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

LOT 58 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

2011 SPLIT FROM 006-740-058-00

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

Split/Comb. on 10/29/2011 completed 10/29/2011 tim      SPLIT OFF LOT 59;  
Parent Parcel(s): 006-740-058-00;  
Child Parcel(s): 006-740-058-01, 006-740-059-00;  
-----

SPLIT LOT 59 OFF OF PIN

Split/Comb. on 10/16/2008 completed 10/16/2008 POLLY      LAND SPLIT      ;  
Parent Parcel(s): 006-740-057-00;  
Child Parcel(s): From 006-740-057000 to 006-740-057000;  
-----

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100   |              | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 309,840 |

2026 Est. T.C.V. 006-740-058-01 = 309,840

Est. TCV/Total Floor Area = 148.18, Most recent sale 11/14/2025 for 300,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 159,500       | 159,500    | 159,500 | 60,243       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -4,600     | 0       | 0            | 94,657         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 154,900       | 154,900    | 154,900 | 61,869       | 154,900        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-740-059-00   | 2026 Est. T.C.V.    | POWELL MARY CATHERINE TRUST |
| Property Class: 402 |                     | W HARBOR HWY                |
| Map #: 28,34        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

LOT 59 PIERCE STOCKING DEVELOPMENT NO 1 SECS 21 22 & 28 GLEN ARBOR TOWNSHIP IN  
LEELANAU COUNTY

2011 SPLIT FROM 006-740-058-00

L772 P490/03 LOTS 58 & 59 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N

R14W. SPLIT ON 10/16/2008 FROM 006-740-057-00;

SPLIT ON 10/29/2011 FROM 006-740-058-00;

Split/Comb. on 10/29/2011 completed 10/29/2011 tim      SPLIT OFF LOT 59;  
Parent Parcel(s): 006-740-058-00;  
Child Parcel(s): 006-740-058-01, 006-740-059-00;  
-----

SPLIT LOT 59 OFF OF PIN

Split/Comb. on 10/16/2008 completed 10/16/2008 POLLY      LAND SPLIT      ;

Parent Parcel(s): 006-740-057-00;

Child Parcel(s): From 006-740-057000 to 006-740-057000;  
-----

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

2026 Est. T.C.V. 006-740-059-00      =      309,840

Est. TCV/Total Floor Area = 148.18

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 159,500                 | 159,500 | 159,500   | 60,243         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,600  | 0         | 1,626          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 154,900                 | 154,900 | 154,900   | 61,869         | 61,869      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-740-060-01   | 2026 Est. T.C.V.    | POWELL MARY CATHERINE TRUST |
| Property Class: 402 |                     | W HARBOR HWY                |
| Map #: 28,34        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

LOT 60 PIERCE STOCKING DEVELOPMENT NO 1 SECS 21 22 & 28 T29N R14W

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

Split/Comb. on 11/17/2011 completed 11/17/2011 tim SPLIT ;  
 Parent Parcel(s): 006-740-060-00;  
 Child Parcel(s): 006-740-060-01, 006-740-061-00, 006-740-062-00;  
 -----

SPLIT LOT 59 OFF OF PIN

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| B 100' @ 3400/                          | 100.00   | 300.00 | 1.0000 | 0.9113 | 3400       | 100   |              | 309,840 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 309,840 |

2026 Est. T.C.V. 006-740-060-01 = 309,840

Est. TCV/Total Floor Area = 148.18

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 159,500                 | 159,500 | 159,500   | 60,243         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -4,600  | 0         | 0              | 1,626       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 154,900                 | 154,900 | 154,900   | 61,869         | 61,869      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-740-061-00   | 2026 Est. T.C.V.    | KIMPSTON MARTIN J & STACY A |
| Property Class: 401 |                     | 6925 W HARBOR HWY           |
| Map #: 28,34        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

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

Split/Comb. on 11/17/2011 completed 11/17/2011 tim SPLIT ;  
 Parent Parcel(s): 006-740-060-00;  
 Child Parcel(s): 006-740-060-01, 006-740-061-00, 006-740-062-00;  
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SPLIT LOT 59 OFF OF PIN

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/                          | 100.00   | 300.00 | 1.0000 | 0.9113 | 3400                    | 100   |        | 309,840 |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 309,840 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1331 SF Floor Area = 1331 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,331  |          |            |
|         |          |             | Total: | 200,939  | 194,914    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,407 |
| 3 Fixture Bath     | 1 | 4,567 | 4,430 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,639 |
| Water Well, 100 Feet | 1 | 5,847 | 5,672 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 65 | 4,017 | 3,896 |
|---------------|----|-------|-------|

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 63 | 1,975 | 1,916 |
|--------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 643 | 26,344 | 25,554 |
| Door Opener | 1   | 537    | 521    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,684 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,515 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 255,819 | 248,148 |
|---------|---------|---------|

#### Notes:

|                                                                |         |
|----------------------------------------------------------------|---------|
| ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: | 545,926 |
|----------------------------------------------------------------|---------|

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-740-061-00                                             | = | 855,766 |
| Est. TCV/Total Floor Area = 642.95, Most recent sale 03/13/2019 for 110,000 |   |         |

Parcel Number: 45-006-740-061-00

Page: 2

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 386,300  | 386,300        | 386,300 | 266,420      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 41,600         | 0       | 0            | 7,193          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 427,900  | 427,900        | 427,900 | 273,613      | 273,613        | 273,613 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-740-062-00   | 2026 Est. T.C.V.    | CROMAR AARON M & CHRISTIE M |
| Property Class: 402 |                     | W HARBOR HWY                |
| Map #: 28,34        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

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

Split/Comb. on 11/17/2011 completed 11/17/2011 tim SPLIT ;  
 Parent Parcel(s): 006-740-060-00;  
 Child Parcel(s): 006-740-060-01, 006-740-061-00, 006-740-062-00;  
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SPLIT LOT 59 OFF OF PIN

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          |        |        |        |                         |              |
|-----------------------------------------|----------|--------|--------|--------|-------------------------|--------------|
| Description                             | Frontage | Depth  | Front  | Depth  | Rate %Adj.              | Reason Value |
| B 100' @ 3400/                          | 100.00   | 300.00 | 1.0000 | 0.9113 | 3400 100                | 309,840      |
| 100 Actual Front Feet, 0.69 Total Acres |          |        |        |        | Total Est. Land Value = | 309,840      |

|                                                                             |                |           |                |
|-----------------------------------------------------------------------------|----------------|-----------|----------------|
| 2026 Est. T.C.V.                                                            | 006-740-062-00 | =         | 309,840        |
| Est. TCV/Total Floor Area = 232.79, Most recent sale 03/09/2020 for 110,000 |                |           |                |
| 2025 Assessed                                                               | MBOR           | S.E.V.    | Base for Cap   |
| 159,500                                                                     | 159,500        | 159,500   | 60,243         |
|                                                                             |                |           | 2.70           |
| 2026 New Eq. Adjustment                                                     | Loss           | Additions | Tax Adjustment |
| 0                                                                           | -4,600         | 0         | 1,626          |
| 2026 Assessed                                                               | MBOR           | S.E.V.    | Capped         |
| 154,900                                                                     | 154,900        | 154,900   | 61,869         |
|                                                                             |                |           | 61,869         |
|                                                                             |                |           | PRE/MBT        |
|                                                                             |                |           | 0              |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-740-063-00   | 2026 Est. T.C.V.    | MARCIAL JUNE K TRUST |
| Property Class: 401 |                     | 6909 W HARBOR HWY    |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| Fencing: Wd, Split, 2 Rail               | 18.44    | 70   | 0                 | 0          |
| Fencing: Vnyl, Solid, 6'                 | 45.06    | 100  | 0                 | 0          |
| D/W/P: 3.5 Concrete                      | 6.71     | 131  | 0                 | 0          |
| D/W/P: Asphalt Paving                    | 3.16     | 900  | 0                 | 0          |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 2    | 100               | 3,000      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 3,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1973

(11) Heating System: Forced Heat & Cool  
Ground Area = 2686 SF Floor Area = 2686 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,686  |          |            |
|         |          |             | Total: | 330,063  | 197,994    |

#### Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Brick Veneer | 110 | 1,858 | 1,115 |

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 2 | 9,133 | 5,480 |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

|               |    |       |       |
|---------------|----|-------|-------|
| Porches       |    |       |       |
| CCP (1 Story) | 56 | 1,789 | 1,073 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 171 | 3,670 | 2,202 |

#### Garages

|                                                            |     |        |        |
|------------------------------------------------------------|-----|--------|--------|
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |     |        |        |
| Base Cost                                                  | 589 | 24,756 | 14,854 |
| Common Wall: 1/2 Wall                                      | 1   | -1,320 | -792   |
| Door Opener                                                | 1   | 537    | 322    |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 2,767 | 1,660 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Fireplaces       |   |       |       |
| Exterior 1 Story | 1 | 6,514 | 3,908 |

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Parcel Number: 45-006-740-063-00

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 Totals: 391,848 235,065

Notes:

 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 517,143
 

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2026 Est. T.C.V. 006-740-063-00 = 829,983

Est. TCV/Total Floor Area = 309.00, Most recent sale 08/03/2018 for 348,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 375,000                 | 375,000 | 375,000   | 224,569        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 40,000  | 0         | 0              | 6,063       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 415,000                 | 415,000 | 415,000   | 230,632        | 230,632     | 230,632 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-740-064-00   | 2026 Est. T.C.V.    | ISABELL JAMES B REV TRUST |
| Property Class: 401 |                     | 6897 W HARBOR HWY         |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

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

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 2.95  | 1080 | 0      | 0          |
| D/W/P: 4in Concrete   | 6.60  | 45   | 0      | 0          |
| Wood Frame            | 23.47 | 170  | 50     | 1,995      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,495      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1354 SF Floor Area = 1354 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,149 |          |            |
| 1 Story | Siding   | Crawl Space | 205   |          |            |
|         |          | Total:      |       | 162,845  | 97,706     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 2 Fixture Bath     | 1 | 2,552 | 1,531 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| CGEP (1 Story) | 196 | 11,689 | 7,013 |
| WCP (1 Story)  | 184 | 7,367  | 4,420 |
| CCP (1 Story)  | 132 | 3,572  | 2,143 |

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 431 | 15,904 | 9,542  |
| Common Wall: 1 Wall | 1   | -2,011 | -1,207 |
| Door Opener         | 1   | 477    | 286    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 4,701 | 2,821 |
|------------------|---|-------|-------|

Totals: 220,234 132,137

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 290,701

2026 Est. T.C.V. 006-740-064-00 = 604,036  
Est. TCV/Total Floor Area = 446.11, Most recent sale 04/04/2014 for 230,000

Parcel Number: 45-006-740-064-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 281,500  | 281,500        | 281,500 | 150,075      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 20,500         | 0       | 0            | 4,052          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 302,000  | 302,000        | 302,000 | 154,127      | 154,127        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-740-065-00   | 2026 Est. T.C.V.    | SEYMOUR FRANCIS P & MARY P FEELEY |
| Property Class: 401 |                     | 6879 W HARBOR HWY                 |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

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

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage         | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|------------------------|------------------|--------|--------|--------|-------------------------|-------|--------|---------|
| B 100' @ 3400/         | 100.00           | 300.00 | 1.0000 | 0.9113 | 3400                    | 100   |        | 309,840 |
| 100 Actual Front Feet, | 0.69 Total Acres |        |        |        | Total Est. Land Value = |       |        | 309,840 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.31 | 1080 | 0      | 0          |
| D/W/P: 3.5 Concrete | 6.71 | 192  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1960

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

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,308  |          |            |
|         |          |             | Total: | 170,799  | 102,457    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 5,702 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

#### Porches

|                     |     |        |        |
|---------------------|-----|--------|--------|
| CCP (1 Story)       | 440 | 11,528 | 6,917  |
| Foundation: Shallow | 440 | -2,015 | -1,209 |

#### Garages

|                                                            |      |        |        |
|------------------------------------------------------------|------|--------|--------|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 336  | 15,224 | 9,134  |
| Common Wall: 1 Wall                                        | 1    | -2,182 | -1,309 |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished)   |      |        |        |
| Base Cost                                                  | 1320 | 57,090 | 34,254 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,531 |
|------------|---|-------|-------|

#### Deck

|                       |    |       |     |
|-----------------------|----|-------|-----|
| w/Roof (Roof portion) | 78 | 1,476 | 886 |
|-----------------------|----|-------|-----|

Totals: 278,607 167,142

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 367,712

Parcel Number: 45-006-740-065-00

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2026 Est. T.C.V. 006-740-065-00 = 679,052  
 Est. TCV/Total Floor Area = 519.15, Most recent sale 03/21/2014 for 230,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 314,300       | 314,300 | 314,300 | 181,568      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 25,200         | 0    | 0         | 4,902          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 339,500       | 339,500 | 339,500 | 186,470 | 186,470     | 186,470 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-740-066-00   | 2026 Est. T.C.V.    | HAZELTON ROSS W & VERONICA L |
| Property Class: 401 |                     | 6861 W HARBOR HWY            |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L243 P914 L298 P265 L376 P909 L392 P584-585/94 L510 P69/99 2005 INTEREST REVISED  
 LOT 66 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size              | % Good | Cash Value |
|------------------------------------------|----------|-------------------|--------|------------|
| D/W/P: Asphalt Paving                    | 3.16     | 1200              | 0      | 0          |
| Wood Frame                               | 23.03    | 396               | 50     | 4,560      |
| Residential Local Cost Land Improvements |          |                   |        |            |
| Description                              | Rate     | Size              | % Good | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1                 | 100    | 2,500      |
| Total Estimated Land Improvements        |          | True Cash Value = |        | 7,060      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2224 SF Floor Area = 2224 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,224  |          |            |
|         |          |             | Total: | 300,897  | 192,564    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 929   |
| 3 Fixture Bath     | 1 | 4,567 | 2,923 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,060 |
| Water Well, 100 Feet | 1 | 5,847 | 3,742 |

##### Porches

|                     |     |        |        |
|---------------------|-----|--------|--------|
| WSEP (1 Story)      | 320 | 15,651 | 10,017 |
| Foundation: Shallow | 320 | -1,696 | -1,085 |

##### Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 396 | 17,309 | 11,078 |
|-----------|-----|--------|--------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,771 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,416 |
|------------------|---|-------|-------|

Totals: 356,913 228,415

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 502,513

2026 Est. T.C.V. 006-740-066-00 = 819,413

Est. TCV/Total Floor Area = 368.44

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 369,800                 | 369,800 | 369,800   | 88,982         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 39,900  | 0         | 2,402          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

409,700

409,700

409,700

91,384

91,384

91,384



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-740-067-00   | 2026 Est. T.C.V.    | HILTON RICHARD G & CAROL R |
| Property Class: 401 |                     | 6843 W HARBOR HWY          |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L596 P773/01 L601 P622/01 LOT 67 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N  
R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 375  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1961

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2254 SF Floor Area = 2254 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,050 |          |            |
| 1 Story | Siding   | Slab        | 204   |          |            |
|         |          | Total:      |       | 303,542  | 194,263    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 929   |
| 3 Fixture Bath     | 1 | 4,567 | 2,923 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,060 |
| Water Well, 100 Feet | 1 | 5,847 | 3,742 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 224 | 6,234 | 3,990 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 156 | 3,455 | 2,211 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Door Opener | 1   | 537    | 344   |
| Base Cost   | 238 | 11,955 | 7,651 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,771 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,633 |
|------------|---|-------|-------|

Totals: 347,689 222,517

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 489,537

2026 Est. T.C.V. 006-740-067-00 = 800,877

Est. TCV/Total Floor Area = 355.31, Most recent sale 08/27/2001 for 35,365

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 361,600       | 361,600 | 361,600 | 141,291      | 2.70 |

Parcel Number: 45-006-740-067-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 38,800         | 0       | 0         | 3,814          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 400,400  | 400,400        | 400,400 | 145,105   | 145,105        | 145,105 |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-740-068-00   | 2026 Est. T.C.V.    | TURNER LEAH H & CHRISTIAN |
| Property Class: 401 |                     | 6837 W HARBOR HWY         |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L266 P822 L506 P915/99 LOT 68 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N  
R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33 | 484  | 0      | 0          |
| D/W/P: 4in Concrete   | 7.10 | 195  | 0      | 0          |

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1240 SF Floor Area = 2090 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,240 |          |            |
| 1 Story   | Siding   | Overhang    | 230   |          |            |
|           |          | Total:      |       | 282,162  | 268,071    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |
| 2 Fixture Bath     | 1 | 3,056 | 2,903 |

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 9,028 |
| Water Well, 50 Feet | 1 | 3,410 | 3,239 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 129 | 6,302 | 5,987 |
| WCP (1 Story) | 221 | 9,189 | 8,730 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 57 | 1,868 | 1,775 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 506 | 26,818 | 25,477 |
| Common Wall: 2 Wall | 1   | -5,280 | -5,016 |
| Door Opener         | 1   | 537    | 510    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,463 |
|----------------|---|-------|-------|

Totals: 348,943 331,513

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 729,329

Parcel Number: 45-006-740-068-00

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2026 Est. T.C.V. 006-740-068-00 = 1,044,169  
 Est. TCV/Total Floor Area = 499.60, Most recent sale 08/19/1986 for 13,110  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 463,800 463,800 463,800 270,586 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 58,300 0 0 7,305 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 522,100 522,100 522,100 277,891 277,891 277,891

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-740-069-00   | 2026 Est. T.C.V.    | TURNER CHRISTIAN & LEAH & |
| Property Class: 401 |                     | 6815 W HARBOR HWY         |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L212 P267 L291 P466 L482 P322/98 L561 P31/00 L599 P541/01 L601 P633/01 L827  
P423&426/04 LOT 69 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| B 100' @ 3400/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 3400       | 100          |        | 309,840 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. | Land Value = |        | 309,840 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 664 SF Floor Area = 664 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 664    |          |            |
|         |          |             | Total: | 97,515   | 63,385     |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |     |
|--------------|----|-------|-----|
| Brick Veneer | 64 | 1,081 | 703 |
|--------------|----|-------|-----|

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                     |     |        |       |
|---------------------|-----|--------|-------|
| CCP (1 Story)       | 200 | 5,666  | 3,683 |
| Foundation: Shallow | 200 | -1,312 | -853  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 168 | 3,629 | 2,359 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 121,426 78,928

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 173,642

2026 Est. T.C.V. 006-740-069-00 = 484,982

Est. TCV/Total Floor Area = 730.39, Most recent sale 05/21/2021 for 354,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 232,300                 | 232,300 | 232,300   | 122,192        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 10,200  | 0         | 3,299          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 242,500                 | 242,500 | 242,500   | 125,491        | 125,491     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-740-070-00   | 2026 Est. T.C.V.    | SMITH RONALD D       |
| Property Class: 401 |                     | 6797 W HARBOR HWY    |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L192 P629 L212 P265 L287 P930/88 L540 P278/00 L618 P303/01 LOT 70 & W 1/2 OF LOT 71 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

| * Factors *                             |          |        |        | #70 & W1/2 OF # 71 |      |       |                    |         |
|-----------------------------------------|----------|--------|--------|--------------------|------|-------|--------------------|---------|
| Description                             | Frontage | Depth  | Front  | Depth              | Rate | %Adj. | Reason             | Value   |
| B 100' @ 3400/                          | 100.00   | 300.00 | 0.9036 | 0.9113             | 3400 | 100   |                    | 279,972 |
| B 100' @ 3400/                          | 50.00    | 300.00 | 0.9036 | 0.9113             | 3400 | 50    | SURPLUS: 1/2 LOT71 | 69,993  |
| 150 Actual Front Feet, 1.03 Total Acres |          |        |        |                    |      |       |                    |         |
| Total Est. Land Value =                 |          |        |        |                    |      |       |                    | 349,965 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1979

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1096 SF Floor Area = 1096 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,096  |          |            |
|         |          |            | Total: | 176,786  | 114,911    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1096 | 21,197 | 13,778 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CCP (1 Story)  | 120 | 3,566 | 2,318 |
| WSEP (1 Story) | 144 | 8,552 | 5,559 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 152 | 3,396 | 2,207 |
|--------------|-----|-------|-------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 384 | 16,570 | 10,770 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 253,174 | 164,564 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 362,041

Parcel Number: 45-006-740-070-00

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 Est. TCV/Total Floor Area = 651.92, Most recent sale 04/07/2000 for 187,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 331,100       | 331,100        | 331,100 | 168,814      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,200         | 0       | 0            | 4,557          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 357,300       | 357,300        | 357,300 | 173,371      | 173,371        | 173,371 |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-740-071-00   | 2026 Est. T.C.V.    | FIRST CHURCH OF CHRIST SCIENTIST |
| Property Class: 201 |                     | W HARBOR HWY                     |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

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L563 P998/00 E 1/2 LOT 71 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

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Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                         | 50.00    | 300.00 | 1.1892 | 0.9113 | 3400 | 100   |                         | 184,232 |
| 50 Actual Front Feet, 0.34 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 184,232 |

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|                                                                     |   |   |
|---------------------------------------------------------------------|---|---|
| 2026 Est. T.C.V. 006-740-071-00                                     | = | 0 |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 12/26/2000 for 0 |   |   |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                          |   |   |
| 0 0 0 0 2.70                                                        |   |   |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses        |   |   |
| 0 0 0 0 0 0                                                         |   |   |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                |   |   |
| 0 0 0 0 0 0                                                         |   |   |



|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-740-072-00   | 2026 Est. T.C.V.    | FIRST CHURCH OF CHRIST SCIENTIST |
| Property Class: 201 |                     | 6753 W HARBOR HWY                |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

LOT 72 PIERCE STOCKING DEVELOPEMENT NO 1. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| B 100' @ 3400/                          | 190.00   | 300.00 | 0.8517 | 0.9113 | 3400 | 100   |                         | 501,421 |
| 190 Actual Front Feet, 1.31 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 501,421 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditoriums cost schedules.

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

Class: C Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 240

Base Rate for Upper Floors = 140.38

Finished Basement Basement, Base Rate for Basement = 82.32

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.87 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 16.33

Adjusted Square Foot Cost for Upper Floors = 166.25

Adjusted Square Foot Cost for Basement = 98.65

Total Floor Area: 2,529 Base Cost New of Upper Floors = 420,446

Basement Area: 2,530 Base Cost New of Basement = 249,585

Reproduction/Replacement Cost = 670,031

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 422,120

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 6: Theaters & Auditoriums

| Item Description | Cost | # or Height | Cost           |
|------------------|------|-------------|----------------|
|                  | Col. | Rate        | SqFt Adj. Adj. |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 738,709

Replacement Cost/Floor Area= 264.94 Est. TCV/Floor Area= 292.10

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014

Description of Occupancy: NW BLDG, BOOKS

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 135.83

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.48 100%

Adjusted Square Foot Cost for Upper Floors = 161.31

Total Floor Area: 824 Base Cost New of Upper Floors = 132,919

Reproduction/Replacement Cost = 132,919

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 79,751

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&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercial

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 2 = 139,565

Replacement Cost/Floor Area= 161.31 Est. TCV/Floor Area= 169.37

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2014

Description of Occupancy: SOUTH - OFFICE/CLASSROOMS

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 173

Base Rate for Upper Floors = 111.83

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 20.98 100%

Adjusted Square Foot Cost for Upper Floors = 132.81

Total Floor Area: 1,605 Base Cost New of Upper Floors = 213,161

Reproduction/Replacement Cost = 213,161

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 127,897

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercial

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 3 = 223,819

Replacement Cost/Floor Area= 132.81 Est. TCV/Floor Area= 139.45

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,102,093

2026 Est. T.C.V. 006-740-072-00 = 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |   |
|-------------------------|------|-----------|----------------|-------------|---------|---|
| 0                       | 0    | 0         | 0              | 2.70        |         |   |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |   |
| 0                       | 0    | 0         | 0              | 0           | 0       | 0 |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |   |
| 0                       | 0    | 0         | 0              | 0           | 0       | 0 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-740-073-01   | 2026 Est. T.C.V.    | BIG DIPPER 586 LLC   |
| Property Class: 201 |                     | 6675 W WESTERN AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L276 P773 L330 P838 L397 P840/94 PRT GOVT LOT 4 & PRT LOT 73 BEG SW COR LOT 76  
 TH N 325.15 FT TH E 50 FT TH S 323.95 FT TH W 50 FT TO POB PIERCE STOCKING  
 DEVELOPMENT NO 1. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front      | Depth   | Rate | %Adj. | Reason                       | Value                           |
|--------------------------------------------------------------------------|-------------|--------|------------|---------|------|-------|------------------------------|---------------------------------|
|                                                                          | 50.00       | 325.00 | 1.0000     | 0.0000  | 0    | 100*  |                              | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT |        | 16248 SqFt | 7.75000 | 100  |       | SIZE ADJUSTMENT - SMALL SITE | 125,921                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |            |         |      |       |                              |                                 |
| 50 Actual Front Feet, 0.37 Total Acres                                   |             |        |            |         |      |       |                              | Total Est. Land Value = 125,921 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Dock: Light posts                                   | 43.26 | 36   | 97     | 1,510      |
| D/W/P: Asphalt Paving                               | 2.75  | 4429 | 50     | 6,090      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 7,600      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 170  
 Overall Building Height: 8

Base Rate for Upper Floors = 144.09

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.41 100%  
 Adjusted Square Foot Cost for Upper Floors = 173.50

Total Floor Area: 1,380 Base Cost New of Upper Floors = 239,430

Reproduction/Replacement Cost = 239,430  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 158,024

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 276,542  
 Replacement Cost/Floor Area= 173.50 Est. TCV/Floor Area= 200.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 276,542

2026 Est. T.C.V. 006-740-073-01 = 410,063

Est. TCV/Total Floor Area = 297.15, Most recent sale 04/29/2016 for 276,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 180,600       | 180,600        | 180,600 | 161,862      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 24,400         | 0       | 0            | 4,370          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 205,000       | 205,000        | 205,000 | 166,232      | 166,232        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-740-073-10   | 2026 Est. T.C.V.    | BRANDTICS LLC        |
| Property Class: 201 |                     | 6671 W WESTERN AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2012 L1105P173 COMMENCING AT THE SOUTHEAST CORNER OF LOT 74, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO. 1; THENCE NORTH 00°01' 29" EAST (PREVIOUSLY DESCRIBED AS NORTH 0°02' EAST), 76;56. FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 79°39'03" WEST, 62.06 FEET; THENCE NORTH 11°04'38" WEST, 109.43 FEET; THENCE NORTH 01°12'47" WEST (PREVIOUSLY DESCRIBED AS NORTH 1°10' WEST), 54.33 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY M-109;. THENCE SOUTH 88°28'40" EAST, 83.32 FEET, ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°01'29" WEST (PREVIOUSLY DESCRIBED AS SOUTH 0°02' WEST), 148.35 FEET, TO THE POINT OF BEGINNING.

NOTE: L1105P173 EXTENDED DESCRIPTION TO INCLUDE DRAIN FIELD FORMERLY DESCRIBED ON ADJ RESIDENTIAL PARCEL.

2011 FORMERLY DESCRIBED AS: L323 P936-938 L378 P436-437/93 PRT LOT 73 BEG NW COR SD LOT 73 TH E 116.5 FT TH S 40.1 FT TO POB TH E 81 FT TH S 59.15 FT TH W 81 FT TH N 59.15 FT TO POB ALSO PRT GOVT LOT 4 COM NE COR LOT 76 PLAT OF PIERCE STOCKING DEVELOPMENT NO 1 TH ALG SLY LN ST HWY M-109 N 88 DEG 58' W 67.62 FT TH ALG SD LN N 1 DEG 10' W 24.21 FT TH ALG SD LN N 88 DEG27' W 31.92 FT TO POB TH S 0 DEG 02' W 65.95 FT TH N 88 DEG 27' W 131 FT TH NLY66 FT TH S 88 DEG 27' E 132.38 FT TO POB EXC E 50 FT THEREOF PIERCE STOCKING DEVELOPMENT NO 1 SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front      | Depth  | Rate    | %Adj. | Reason            | Value                          |
|--------------------------------------------------------------------------|-------------|--------|------------|--------|---------|-------|-------------------|--------------------------------|
|                                                                          | 83.32       | 140.99 | 1.0000     | 0.0000 | 0       | 100*  |                   | 0                              |
| 2000 COMM                                                                | \$7.75/SQFT |        | 11761 SqFt |        | 7.75000 | 100   | IN TOWN INFLUENCE | 91,149                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |            |        |         |       |                   |                                |
| 83 Actual Front Feet, 0.27 Total Acres                                   |             |        |            |        |         |       |                   | Total Est. Land Value = 91,149 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |      |            |
|-----------------------------------------------------|------|------|--------|------------|------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 608  | 50     | 702        |      |            |
| Commercial Local Cost Land Improvements             |      |      |        |            |      |            |
| Description                                         | Rate | Size | % Good | Arch       | Mult | Cash Value |
| WATER WELL 4"-6"                                    | 0.00 | 1    | 93     |            | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00 | 1    | 93     |            | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 93     |            | 100  | 0          |
| WOOD DECKS                                          | 5.25 | 483  | 50     |            | 100  | 1,268      |
| Total Estimated Land Improvements True Cash Value = |      |      |        |            |      | 1,970      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1643 SF Floor Area = 1811 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,643  |          |            |
| 1 Story | Siding   | Overhang   | 168    |          |            |
|         |          |            | Total: | 296,516  | 237,209    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 264 | 19,742 | 15,794 |
|----------------|-----|--------|--------|

Parcel Number: 45-006-740-073-10

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## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 329 | 5,646 | 4,517 |
| Treated Wood | 48  | 1,700 | 1,360 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 343,018 | 274,413 |
|---------|---------|---------|

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 548,826

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991  
Description of Occupancy: ART STUDIO

Costs are taken from the Stores - Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 11 Perimeter: 132

Overall Building Height: 8

Base Rate for Upper Floors = 136.55

Storage Basement Basement, Base Rate for Basement = 64.34

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 25.62 100%

Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.26

Adjusted Square Foot Cost for Upper Floors = 162.17

Adjusted Square Foot Cost for Basement = 70.60

Total Floor Area: 890

Base Cost New of Upper Floors = 144,331

Basement Area: 890

Base Cost New of Basement = 62,834

Reproduction/Replacement Cost = 207,165

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 140,872

ECF (2201 COMMERCIAL)

1.750 =&gt; TCV of Bldg: 1 = 246,526

Replacement Cost/Floor Area= 232.77 Est. TCV/Floor Area= 277.00

Total Estimated True Cash Value of Commercial/Industrial Buildings = 246,526

2026 Est. T.C.V. 006-740-073-10

= 888,471

Est. TCV/Total Floor Area = 328.94, Most recent sale 12/21/2023 for 1,475,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 360,900                 | 360,900 | 360,900   | 315,898        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 83,300  | 0         | 8,529          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 444,200                 | 444,200 | 444,200   | 324,427        | 324,427     | 0       |  |

45-006-740-074-00  
Property Class: 401  
Map #: 33

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

VAVRA DAVID S  
6697 W WESTERN AVE  
GLEN ARBOR, MI 49636

2011 L1105P176: THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAUSTATE OF MICHIGAN TO WIT:A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST COMER OF LOT 74, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO. 1; THENCE NORTH 88°59'00" WEST, 262.70 FEET (PREVIOUSLY DESCRIBED AS NORTH 88°59' WEST, 262.12 FEET), ALONG THE SOUTH LINE OF SAID LOT 74 TO THE SOUTHWEST COMER OF SAID LOT 74; THENCE ALONG THE WEST LINE OF SAID LOT 74 AND THE WEST LINE OF LOT 73, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO.1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 34°16'07" EAST, 111.49 FEET (PREVIOUSLY DESCRIBED AS NORTH 34°17' EAST, 111.62 FEET); 2) THENCE NORTH 00°39'09" EAST, 101.72 FEET (PREVIOUSLY RECORDED AS NORTH 0°35' EAST, 101.85 FEET); THENCE NORTHEASTERLY, 116.15 FEET (PREVIOUSLY RECORDED AS 116.50 FEET), ALONG AN ARC OF A 1,404.21FOOT RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 04°44'21", AND THE LONG CHORD OF WHICH BEARS NORTH 88°37'48" EAST, 116.11 FEET, ALONG THE NORTH LINE OF SAID LOT 73; THE NET; SOUTH 01°12'47" EAST (PREVIOUSLY RECORDED AS SOUTH 1 °10' EAST), 28.48 FEET; THENCE SOUTH 11 °04'38" EAST, 109.43 FEET; THENCE NORTH 79°39'03" EAST, 62.06 FEET; THENCE SOUTH 00°01 '29" WEST (PREVIOUSLY DESCRIBED AS SOUTH 0°02' WEST), 76.56 FEET, ALONG THE EAST LINE OF SAID LOT 74 TO THE POINT OF BEGINNING.

2012 L1111P462 Commencing at the Southeast comer of Lot 74, recorded plat of Pierce Stocking Development No. 1; thence North 00°01'29" East, 99.96 feet (Previously described as North 00°02' East, 100 feet), along the Easterly line of said Lot 74 to the Northeast comer of said Lot 74; thence North 89°00'03" West (Previously described as North 88°59' West), 68.07 feet, along the North line of said Lot 74 to the POINT OF BEGINNING; thence North 89°00'03" West, 13.83 feet, continuing along North line of said Lot 74; thence North 00°02'26" East (previously described as North 01 °02' East), 59.75 feet; thence North 01 o 12'47" West (Previously described as North 1 °10' West), 11.67 feet; thence South 11 °04'38" East, 73.02 feet, to the Point of Beginning.

2011 L1105P176: THIS EXCEPTION WILL BE REMOVED AFTER MORTAGAGE END ON ADJ SYNCO GALLERY PIN 740-073-11 EXCEPT: A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF LOT 74, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO.1; THENCE NORTH 00°01 '29" EAST, 99.96 FEET (PREVIOUSLY DESCRIBED AS NORTH 00°02' EAST, 100 FEET), ALONG THE EASTERLY LINE OF SAID LOT 74 TO THE NORTHEAST COMER OF SAID LOT 74; THENCE NORTH 89°00'03" WEST (PREVIOUSLY DESCRIBED AS NORTH 88°59' WEST), 68.07 FEET, ALONG THE NORTH LINE OF SAID LOT 74 TO THE POINT OF BEGINNING; THENCE NORTH 89°00'03" WEST, 13.83 FEET, CONTINUING ALONG NORTH LINE OF SAID LOT 74; THENCE NORTH 00°02'26" EAST (PREVIOUSLY DESCRIBED AS NORTH 01 °02' EAST), 59.75 FEET; THENCE NORTH 01 °12'47" WEST (PREVIOUSLY DESCRIBED AS NORTH 1 °10' WEST), 11.67 FEET; THENCE SOUTH 11 °04'38" EAST, 73.02 FEET, TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS:

L306 P295 L520 P559/99 L564 P217/00 LOT 73 EXC PRT BEG NW COR TH E 116.5 FT TH S 40.1 FT FOR POB TH E 81 FT TH S 59.15 FT TH W 81 FT TH N 59.15 FT TO POB ALSO LOT 74 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 22 T29N R14W.

Split/Comb. on 01/25/2012 completed 01/25/2012 tim EXEMPT SPLIT PRT OF LOTS 74&73 TO ADJ PIN;  
Parent Parcel(s): 006-740-074-00;  
Child Parcel(s): 006-740-074-10, 006-740-073-11;  
-----

SPLIT PART OF LOT 74 & 73 TO ADJ PIN OF SYNCRO ART GALLERY  
WD 12/6/2011 L1105P173 SPLITS PART 740-074-00 (LOTS 74 & 73) ADDED TO FORMER PIN 740-073-10. - EXEMPT SPLIT - TRANSFER OF LOT LOT TO ADJ LAND OWNER. -TIM

Land Value Estimates for Land Table 4120.4120 RESI

## \* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 116.15   | 284.04      | 0.9633 | 0.8989 | 2000       | 100   |              | 201,148 |
| 116 Actual Front Feet, | 0.76     | Total Acres |        |        | Total Est. |       | Land Value = | 201,148 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 1100 | 0      | 0          |
| D/W/P: Patio Blocks   | 15.89 | 144  | 0      | 0          |
| D/W/P: 3.5 Concrete   | 6.71  | 133  | 0      | 0          |
| Metal Prefab          | 21.04 | 80   | 50     | 841        |

## Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value |
|-----------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 25              | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements |          |      |        | 3,341      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1760 SF Floor Area = 3180 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,420  |          |            |
| 1 Story | Siding   | Crawl Space | 340    |          |            |
|         |          |             | Total: | 400,696  | 300,550    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 153 | 8,944 | 6,708 |
| WCP (1 Story)  | 189 | 8,337 | 6,253 |
| WCP (1 Story)  | 16  | 1,208 | 906   |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 353 | 5,906 | 4,429 |
| Treated Wood | 58  | 1,888 | 1,416 |
| Treated Wood | 40  | 1,571 | 1,178 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 991 | 36,102 | 27,076 |
| Storage Over Garage   | 247 | 3,335  | 2,501  |
| Common Wall: 1/2 Wall | 1   | -1,320 | -990   |
| Door Opener           | 2   | 1,075  | 806    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

## Breezeways

|            |     |        |        |
|------------|-----|--------|--------|
| Frame Wall | 346 | 23,815 | 17,861 |
|------------|-----|--------|--------|

Totals: 518,707 389,055

Notes:

Parcel Number: 45-006-740-074-00

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ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 855,921

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-740-074-00                                             | =       | 1,060,410 |
| Est. TCV/Total Floor Area = 333.46, Most recent sale 12/06/2011 for 435,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 458,100                                                                     | 458,100 | 458,100   |
|                                                                             |         | 289,439   |
|                                                                             |         | 2.70      |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 72,100  | 0         |
|                                                                             |         | 7,814     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 530,200                                                                     | 530,200 | 530,200   |
|                                                                             |         | 297,253   |
|                                                                             |         | 297,253   |
|                                                                             |         | 0         |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-740-075-01   | 2026 Est. T.C.V.    | SOFA KING TIRED LLC    |
| Property Class: 401 |                     | 5959 S FOREST HAVEN DR |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L435 P843 L455 P945 L480 P210/98 DC L780 P269 L780 P271 L780 P272/03 LOT 75 EXC  
 PRT BEG SW COR SD LOT 75 TH N 29 DEG 18'55" E 24 FT TH S 75 DEG 08'10" E 42.37  
 FT TO S LN SD PLAT TH ALG S LN ON CURVE TO LEFT R-1104.21 FT I-01 DEG 56'37"  
 CH-S 79 DEG 29'18" W 37.46 FT & S 78 DEG 31'00" W 16.4 FT TO POB PIERCE STOCKING  
 DEVELOPMENT NO 1 ALSO PRT LOT 10 COM NW COR THEREOF TH N 78 DEG 31'00" E 9.05 FT  
 TH N 78 DEG 31'00" E 16.20 FT TO P C OF A CVE TO RIGHT & ALG SD CVE RAD-1104.21  
 FT I-01 DEG 56'37" CH-N 79 DEG 29'18" E 37.46 FT FOR POB TH CONT ALG N LN OF  
 PLAT & CVE TO RIGHT 93.75 FT RAD-11204.21 FT I-04 DEG 51'52" CH-N 82 DEG 53'36"  
 E 93.72 FT TH S 43 DEG 34' W 39.98 FT TH N 75 DEG 08'10" W 67.72 FT TO POB  
 FOREST HAVEN SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 100.00   | 300.00      | 1.0000 | 0.9113 | 2000       | 100   |              | 182,259 |
| 100 Actual Front Feet, | 0.69     | Total Acres |        |        | Total Est. |       | Land Value = | 182,259 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 35.72 | 64   | 50     | 1,143      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 15              | 1,500.00 | 1    | 95     | 1,425                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 2,568 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 2155 SF Floor Area = 2155 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,155  |          |            |
|         |          |             | Total: | 291,122  | 218,366    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 2 | 2,901 | 2,176 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 27 | 2,229 | 1,672 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 261 | 4,847 | 3,635 |
| Treated Wood | 120 | 2,897 | 2,173 |
| Treated Wood | 72  | 2,103 | 1,577 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 4,150 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Wood Stove        | 1 | 2,552 | 1,914 |
| Direct-Vented Gas | 1 | 3,022 | 2,266 |

Totals: 332,402 249,325

Notes: ORIGINAL CONSTRUCTION AS 2 UNITS WITH GARAGE BETWEEN

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 548,515

Parcel Number: 45-006-740-075-01

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2026 Est. T.C.V. 006-740-075-01 = 733,342  
 Est. TCV/Total Floor Area = 340.30, Most recent sale 11/14/2022 for 597,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 308,500       | 308,500 | 308,500 | 242,058      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 58,200         | 0    | 0         | 6,535          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 366,700       | 366,700 | 366,700 | 248,593 | 248,593     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-740-076-00   | 2026 Est. T.C.V.    | INGOLD THOMAS & SUSAN |
| Property Class: 201 |                     | 6669 W WESTERN AVE    |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L269P545 THAT PART OF GOV LOT 4 SEC 22 T 29 N R 14 W PARCEL 1 DESCRIBED AS:  
 COMM AT THE NE CNR OF LOT 76 OF THE PLAT OF PIERCE STOCKING DEVELOPMENT NO 1  
 THENCE ALONG THE SOUTHERLY LINE OF HWY M-109, N 88.58.00 W 67.62 FEET TO THE POB  
 THEN ALONG SAID LINE, N 01.10.00 WEST 24.21 FEET THENCE ALONG SAID LINE NORTH  
 88.27.00 W 31.92 FEET THENCE SOUTH 00.02.00 WEST 65.95 FEET THENCE ALONG THE  
 NORTHERLY LINE OF SAID LOT 76 SOUTH 88.27.00 EAST 33.30 FEET THENCE ALONG THE  
 LINE OF SAID LOT 76 NORTH 01.10.00 WEST 41.79 FEET TO POB. AND PARCEL 3 THAT  
 PART OF LOT 76 OF THE PLAT OF PIERCE STOCKING DEVELOPMENT NO 1 IN GOV LOT 4 SEC  
 22 T 29 N R 14 W MORE FULLY DESCRIBED AS BEG AT THE SE CNR OF SAID LOT 76 THENCE  
 ALONG THE SOUTHERLY LOT LINE N 88.58.00 W 100 FEET THENCE N 00.02.00 E 258.64  
 FEET THENCE ALONG THE NORTHERLY LOT LINE S 88.22.00 E 33.30 FEET THENCE ALONG  
 THE LOT LINE N 01.10.00 W 41.79 FEET THENCE ALONG THE NORTHERLY LOT LINE AND THE  
 SOUTHERLY LINE OF STAT HWY M-109 S 88.58.00 E 67.62 FEET THENCE ALONG THE  
 EASTERLY LOT LINE S 00.02.00 W 300 FEET TO POB

DESCRIBED PRIORLY ON THE ASSESSMENT RECORD AS: L269 P545 L269 P543 LOT 76 EXC  
 PRT BEG SW LOT COR TH N 0 DEG 02' E 259.15 FT TH S 88 DEG 27' E 50 FT TH S 0 DEG  
 02' W 258.64 FT TH N 88 DEG 58' W 50 FT TO POB ALSO THAT PRT OF GOVT LOT 4 SEC 22  
 T29N R14W COM NE COR LOT 76 TH N 88 DEG 58' W 67.62 FT FOR POB TH N 1 DEG 10' 2  
 24.21 FT TH N 88 DEG 27' W 31.92 FT TH S 0 DEG 02' W 65.95 FT TH ALG NLY LN LOT  
 76 S 88 DEG 27' E 33.30 FT TH N 1 DEG 10' W 41.79 FT TO POB PIERCE STOCKING  
 DEVELOPMENT NO 1. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage    | Depth  | Front  | Depth   | Rate | %Adj. | Reason            | Value                           |
|--------------------------------------------------------------------------|-------------|--------|--------|---------|------|-------|-------------------|---------------------------------|
|                                                                          | 100.00      | 307.99 | 1.0000 | 0.0000  | 0    | 100*  | OUTSIDE MAIN AREA | 0                               |
| 2000 COMM                                                                | \$7.75/SQFT | 30797  | SqFt   | 7.75000 | 100  |       |                   | 238,676                         |
| * denotes lines that do not contribute to the total acreage calculation. |             |        |        |         |      |       |                   |                                 |
| 100 Actual Front Feet, 0.71 Total Acres                                  |             |        |        |         |      |       |                   | Total Est. Land Value = 238,676 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1082 SF Floor Area = 1082 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,082  |          |            |
|         |          |             | Total: | 156,182  | 154,621    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 169 | 4,492 | 4,447 |
|-----|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 495 | 26,408 | 26,144 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 1   | 537    | 532    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Parcel Number: 45-006-740-076-00

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Totals: 205,643 203,586

Notes:

ECF (2201 COMMERCIAL) 2.000 =&gt; TCV: 407,172

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

Costs are taken from the Office Buildings cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 9 Perimeter: 190

Base Rate for Upper Floors = 146.31

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 32.61 100%

Adjusted Square Foot Cost for Upper Floors = 178.92

Total Floor Area: 1,649 Base Cost New of Upper Floors = 295,039

Reproduction/Replacement Cost = 295,039

Eff.Age:12 Phy.%Good/Abnr.Phys./Func./Econ./Overall %Good: 76 /100/100/100/76.0

Total Depreciated Cost = 224,230

| Local Cost Items | Rate    | Quantity/Area | %Good | Depr.Cost |
|------------------|---------|---------------|-------|-----------|
| GENERATOR        | 5000.00 | 1             | 100   | 5,000     |

ECF (2201 COMMERCIAL) 1.750 =&gt; TCV of Bldg: 1 = 401,152

Replacement Cost/Floor Area= 181.95 Est. TCV/Floor Area= 243.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 401,152

2026 Est. T.C.V. 006-740-076-00 = 1,047,000

Est. TCV/Total Floor Area = 383.38, Most recent sale 05/20/1977 for 6,700

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 451,400                 | 451,400 | 451,400 | 418,292      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 72,100  | 0       | 0            | 11,293         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 523,500                 | 523,500 | 523,500 | 429,585      | 429,585        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-751-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W HARBOR HWY         |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L214 P319/80 L198 P902/78 L193 P728/77 L164 P189 L163 P853/72 L189 P423 L189  
 P658 L166 P493 L162 P645 LOTS 1-25 BLK 1 EXC LOTS 7 9 10 14-17 ENTIRE BLOCKS 2 3  
 4 & 5 PLAT OF PINE HAVEN SEC 21 T29N R14W. 52.167 A M/L

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                   | Frontage    | Depth  | Front  | Depth      | Rate | %Adj. | Reason       | Value      |
|-------------------------------|-------------|--------|--------|------------|------|-------|--------------|------------|
| LK MI "A" 210001000.00        | 2272.40     | 0.5566 | 1.4751 | 21000      | 100  |       |              | 17,242,401 |
| 1000 Actual Front Feet, 52.17 | Total Acres |        |        | Total Est. |      |       | Land Value = | 17,242,401 |

|                                  |      |                |
|----------------------------------|------|----------------|
| 2026 Est. T.C.V. 006-751-001-00  | =    | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |
| 2025 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Base for Cap   |
|                                  |      | IRM            |
|                                  |      | 2.70           |
| 2026 New Eq. Adjustment          | Loss | Additions      |
| 0                                | 0    | 0              |
|                                  |      | Tax Adjustment |
|                                  |      | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         |
| 0                                | 0    | 0              |
|                                  |      | Capped         |
|                                  |      | ->Taxable<-    |
|                                  |      | 0              |
|                                  |      | PRE/MBT        |
|                                  |      | 0              |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-751-007-00   | 2026 Est. T.C.V.    | SECORD DAVID C & SUZANNE S |
| Property Class: 401 |                     | 7874 W D H DAY PARK RD     |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L444 P722/97 L829 P177/04 LOT 7 BLOCK 1 PLAT OF PINE HAVEN. SEC 21 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                                                      | 100.00   | 467.00 | 0.9898 | 0.9932 | 21000 | 100   |        | 2,064,458 |
| 100 Actual Front Feet, 1.07 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 2,064,458 |

Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 30   | 50     | 276        |
| Wood Frame                 | 29.72 | 98   | 50     | 1,456      |

Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,232      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls C 5 Blt 1963

(11) Heating System: Forced Heat & Cool

Ground Area = 1437 SF      Floor Area = 1437 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,437 |          |            |
| Total:  |          |             |       | 211,212  | 137,298    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CPP           | 60  | 1,496 | 972   |
| WCP (1 Story) | 187 | 8,277 | 5,380 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 254 | 4,760 | 3,094 |
| Treated Wood | 628 | 8,616 | 5,600 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |        |        |
|-----------|-----|--------|--------|
| Base Cost | 537 | 20,868 | 13,564 |
|-----------|-----|--------|--------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 278,471 | 181,016 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 488,743

2026 Est. T.C.V. 006-751-007-00

= 2,556,433

Parcel Number: 45-006-751-007-00

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 Est. TCV/Total Floor Area = 1779.01, Most recent sale 04/28/2011 for 973,700

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,219,900     | 1,219,900      | 1,219,900 | 801,460      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 58,300         | 0         | 0            | 21,639         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,278,200     | 1,278,200      | 1,278,200 | 823,099      | 823,099        | 823,099 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-751-009-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | W D H DAY PARK RD    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L292 P510-512/88 LOT 9 BLK 1 PLAT OF PINE HAVEN. SEC 21 T29N R14W.

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Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                         | 100.00   | 466.96 | 0.9898 | 0.9931 | 21000      | 100   |              | 2,064,417 |
| 100 Actual Front Feet, 1.07 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,064,417 |

---

2026 Est. T.C.V. 006-751-009-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-751-010-00   | 2026 Est. T.C.V.    | RIVARD FAMILY TRUST    |
| Property Class: 401 |                     | 7814 W D H DAY PARK RD |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1148P675 Lot 10, Block 1, Plat of Pine Haven, according to the plat thereof as recorded in Liber 2 of Plats, Pages 47 and 48. Situated in the Township of Glen Arbor, County of Leelanau, State of Michigan. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto. SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

2010 COMBINATION - - 10% - 01,02, & 03 L321 P998/91 LOT 10 BLOCK 1 PLAT OF PINE HAVEN. UND 60.04% INTEREST SEC 21 T29N R14W.

2010 COMBINATION 10-10-112236

32015

32015

41381

217647

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value     |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 456.00      | 0.9898 | 0.9873 | 21000      | 100          |        | 2,052,192 |
| 100 Actual Front Feet, | 1.05     | Total Acres |        |        | Total Est. | Land Value = |        | 2,052,192 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 22.09 | 60   | 0      | 0          |
| D/W/P: Crushed Rock        | 2.67  | 600  | 0      | 0          |
| D/W/P: Patio Blocks        | 21.35 | 83   | 0      | 0          |
| D/W/P: Flagstone/Sand      | 29.98 | 60   | 0      | 0          |
| Wood Frame                 | 36.48 | 216  | 100    | 7,880      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value               |
|-----------------------------------|----------|------|--------|--------------------------|
| LAND IMPROVEMENTS 25              | 2,500.00 | 1    | 100    | 2,500                    |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 10,380 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 1321 SF Floor Area = 2312 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement    | 721    |          |            |
| 1.75 Story | Siding   | Crawl Space | 600    |          |            |
|            |          |             | Total: | 414,317  | 377,011    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,964 |
| 3 Fixture Bath     | 1 | 10,275 | 9,350 |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 11,719 | 10,664 |
| Water Well, 100 Feet | 1 | 6,941  | 6,316  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 84  | 6,696  | 6,093  |
| WSEP (1 Story) | 258 | 19,703 | 17,930 |
| WCP (1 Story)  | 233 | 13,968 | 12,711 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 500 | 8,205 | 7,467 |
|--------------|-----|-------|-------|

Parcel Number: 45-006-751-010-00

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## Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 37 | 2,248 | 2,046 |
| Wood Balcony | 60 | 3,646 | 3,318 |

## Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 795 | 55,412 | 50,425 |
| Storage Over Garage | 728 | 15,499 | 14,104 |
| Door Opener         | 2   | 1,504  | 1,369  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,233 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| 2nd on Same Stack | 1 | 6,044  | 5,500  |
| Exterior 2 Story  | 1 | 11,786 | 10,725 |
| Prefab 2 Story    | 1 | 5,433  | 4,944  |

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 603,504 549,171

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,482,762

2026 Est. T.C.V. 006-751-010-00

= 3,545,334

Est. TCV/Total Floor Area = 1533.45, Most recent sale 12/21/2012 for 900,000

|               |            |           |              |                |         |  |
|---------------|------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,692,500     | 1,692,500  | 1,692,500 | 888,179      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 80,200     | 0         | 0            | 23,980         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,772,700     | 1,772,700  | 1,772,700 | 912,159      | 912,159        | 912,159 |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-751-014-00   | 2026 Est. T.C.V.    | MURPHEY FAMILY COTTAGE LLC |
| Property Class: 401 |                     | 7738 W D H DAY PARK RD     |
| Map #: 29           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

LOT 14 15 16 & 17 BLOCK 1 PLAT OF PINE HAVEN SEC 21 T29N R14W. 2011 ROLL  
 COMBINED PER EQ REQUEST L308 P679&680 L314 P7-9/90 LOT 14 BLOCK 1 UND 1/3 INT  
 TO MELCHERS CAROLYN MURPHEY & MURPHEY KATHLEEN ANN & MURPHEY JAMES HERBERT &  
 MURPHEY DAN MICHAEL & MURPHEY JOHN DENNIS PLAT OF PINE HAVEN SEC 21 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value     |
|------------------------|----------|-------------|--------|--------|-------------------------|-------|--------|-----------|
| LK MI "A" 21000        | 100.00   | 414.85      | 0.9898 | 0.9642 | 21000                   | 100   |        | 2,004,239 |
| 100 Actual Front Feet, | 0.95     | Total Acres |        |        | Total Est. Land Value = |       |        | 2,004,239 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 7.73     | 17   | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 26.62    | 400  | 0      | 0          |
| Fencing: Wire Mesh, #9                              | 4.05     | 96   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,850      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1963

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1659 SF Floor Area = 1659 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,659  |          |            |
|         |          |             | Total: | 276,848  | 179,952    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |
| Separate Shower    | 1 | 2,720 | 1,768 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 115 | 7,361  | 4,785  |
| WCP (1 Story) | 82  | 5,911  | 3,842  |
| CCP (1 Story) | 387 | 13,336 | 8,668  |
| CCP (1 Story) | 740 | 28,571 | 18,571 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 235 | 4,810 | 3,126 |
| Treated Wood | 92  | 2,557 | 1,662 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 603 | 29,897 | 19,433 |
| Door Opener | 1   | 672    | 437    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,384 |
|----------------|---|-------|-------|

Parcel Number: 45-006-751-014-00

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## Local Cost Items

|                    |   |       |       |           |
|--------------------|---|-------|-------|-----------|
| SOLAR POWER <150KW | 1 | 1     | 1     | *95% Good |
| WOOD HEAT SYSTEM   | 1 | 5,000 | 4,750 | *95% Good |

|         |         |         |
|---------|---------|---------|
| Totals: | 410,734 | 268,477 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 724,888

2026 Est. T.C.V. 006-751-014-00

= 2,733,977

Est. TCV/Total Floor Area = 1647.97

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,307,000     | 1,307,000 | 1,307,000 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 511,341      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 0                       | 60,000 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 0         | 13,806         | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,367,000     | 1,367,000 | 1,367,000 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 525,147 | 525,147     | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-760-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W HARBOR HWY      |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                 |

LOTS 1 THRU 16 PLAT OF PINE HAVEN NO. 2 . SEC 28 T29N R14W. 16.887 A M/L

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                   | Frontage | Depth  | Front       | Depth  | Rate       | %Adj. | Reason       | Value     |
|-------------------------------|----------|--------|-------------|--------|------------|-------|--------------|-----------|
| C 100' @ 2000/                | 976.25   | 312.00 | 0.4538      | 0.9203 | 2000       | 100   |              | 815,423   |
| C 100' @ 2000/                | 1381.50  | 312.00 | 0.4538      | 0.9203 | 2000       | 100   |              | 1,153,912 |
| 2358 Actual Front Feet, 16.89 |          |        | Total Acres |        | Total Est. |       | Land Value = | 1,969,335 |

2026 Est. T.C.V. 006-760-001-00 = 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-762-001-00   | 2026 Est. T.C.V.    | HEINZMAN JAMES & MARY LIVING TRUST |
| Property Class: 407 |                     | 1 PINNACLE PL                      |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L312 P827 L464 P385/98 L827 P461/04 UNIT 1-B BLDG A PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-001-00 = 179,517

Est. TCV/Total Floor Area = 131.23, Most recent sale 10/15/2004 for 190,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-001-10   | 2026 Est. T.C.V.    | WILSON M SUE         |
| Property Class: 407 |                     | 1 PINNACLE PL        |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L313 P202 UNIT 1-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-001-10 = 179,517

Est. TCV/Total Floor Area = 131.23

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-762-001-20   | 2026 Est. T.C.V.    | UPPER LEVEL HOLDINGS LLC |
| Property Class: 407 |                     | 1 PINNACLE PL            |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L313 P338 UNIT 1-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-001-20 = 179,517

Est. TCV/Total Floor Area = 131.23, Most recent sale 10/28/2022 for 120,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 57,483         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,552          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 59,035         | 59,035      | 0       |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-762-001-30   | 2026 Est. T.C.V.    | HERALD JOHN A & KATHLEEN TRUST |
| Property Class: 407 |                     | 1 PINNACLE PL                  |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L563 P355/00 L313 P495/90 UNIT 1-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 KLIPPSTEIN REVOCABLE TRUST - RICHARD J & JUDITH A TRUSTEES SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-001-30 = 179,517

Est. TCV/Total Floor Area = 131.23

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-002-00   | 2026 Est. T.C.V.    | MCHUGH SUSAN B       |
| Property Class: 407 |                     | 2 PINNACLE PL B      |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L312 P450 L346 P1 L479 P591/98 UNIT 2-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN  
L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-002-00 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 06/24/1998 for 74,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-762-002-10   | 2026 Est. T.C.V.    | BUTKOVICH SUSAN RICK TRUST |
| Property Class: 407 |                     | 2 PINNACLE PL A            |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L312 P739 L531 P131/99 L554 P70/00 L731 P90/03 UNIT 2-A BLDG A PINNACLE PLACE  
CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-002-10 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 03/21/2014 for 95,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

45-006-762-002-20                      2026 Est. T.C.V.                      JOHNSON DAVID B & TERESA M  
 Property Class: 407                      2 PINNACLE PL C  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L313 P208 L594 P827/01 UNIT 2-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 457 SF Floor Area = 1371 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-002-20 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 08/13/2008 for 126,500

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-762-002-30   | 2026 Est. T.C.V.    | BLINKHORN SCOTT & CAROLINE TRUST |
| Property Class: 407 |                     | 2 PINNACLE PL D                  |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L313 P254 L450 P839/97 L518 P156 DC L851 P931/05 UNIT 2-D BLDG A PINNACLE PLACE  
CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 199,088  | 43,802     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 232,615 51,178

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 97,238

2026 Est. T.C.V. 006-762-002-30 = 182,238

Est. TCV/Total Floor Area = 132.92, Most recent sale 02/13/2019 for 81,500

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 87,800                  | 87,800 | 87,800 | 47,512       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 3,300  | 0      | 0            | 1,282          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 91,100                  | 91,100 | 91,100 | 48,794       | 48,794         | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-762-003-00   | 2026 Est. T.C.V.    | HUSTED DONALD E & CHERYL D TRUST |
| Property Class: 407 |                     | 3 PINNACLE PL                    |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L312 P929 L460 P302 L549 P989/00 UNIT 3-D BLDG A PINNACLE PLACE CONDOMINIUM REC  
IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-003-00 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 07/21/2000 for 105,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-762-003-10   | 2026 Est. T.C.V.    | ROTH GARY B & SUZANNE TRUST |
| Property Class: 407 |                     | 3 PINNACLE PL               |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L313 P87 UNIT 3-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-003-10 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 10/27/2022 for 122,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 57,483         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,552          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,800                  | 89,800 | 89,800    | 59,035         | 59,035      | 0       |

45-006-762-003-20                      2026 Est. T.C.V.                      AGER MICHAEL ROBERT TRUST  
 Property Class: 407                      3 PINNACLE PL  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L313 P306 L483 P671/98 UNIT 3-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 457 SF Floor Area = 1371 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-003-20 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 01/09/2018 for 90,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-003-30   | 2026 Est. T.C.V.    | PINNACLE PLACE LLC   |
| Property Class: 407 |                     | 3 PINNACLE PL        |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L313 P777 UNIT 3-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-003-30 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 07/27/1990 for 58,900

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-762-004-00   | 2026 Est. T.C.V.    | GIETZEN JEFF & HEATHER |
| Property Class: 407 |                     | 4 PINNACLE PL          |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L313 P88 L406 P809/95 L662 P965/02 UNIT 4-A BLDG A PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 449 SF Floor Area = 1347 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 42,761     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 481   |
| 3 Fixture Bath     | 1 | 6,716 | 1,511 |
| 2 Fixture Bath     | 1 | 4,500 | 1,012 |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 436 |
| Treated Wood | 55 | 1,938 | 436 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 431 |
| Public Sewer | 1 | 1,914 | 431 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 895 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,911 |
|------------------|---|-------|-------|

Totals: 223,567 50,305

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 95,580

2026 Est. T.C.V. 006-762-004-00 = 180,580

Est. TCV/Total Floor Area = 134.06, Most recent sale 10/10/2023 for 182,500

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 87,100        | 87,100     | 87,100 | 80,727       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,200      | 0      | 0            | 2,179          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 90,300        | 90,300     | 90,300 | 82,906       | 82,906         | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-762-004-10   | 2026 Est. T.C.V.    | ZBIKOWSKI JOSEPH J & TRUDE A TRUST |
| Property Class: 407 |                     | 4 PINNACLE PL C                    |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L313 P539 L458 P152 L541 P327/00 UNIT 4-C BLDG A PINNACLE PLACE CONDOMINIUM REC  
IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 449 SF Floor Area = 1347 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 42,761     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 481   |
| 3 Fixture Bath     | 1 | 6,716 | 1,511 |
| 2 Fixture Bath     | 1 | 4,500 | 1,012 |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 436 |
| Treated Wood | 55 | 1,938 | 436 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 431 |
| Public Sewer | 1 | 1,914 | 431 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 895 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,911 |
|------------------|---|-------|-------|

Totals: 223,567 50,305

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 95,580

2026 Est. T.C.V. 006-762-004-10 = 180,580

Est. TCV/Total Floor Area = 134.06, Most recent sale 06/01/2012 for 105,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 87,100                  | 87,100 | 87,100    | 52,627         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,420          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 90,300                  | 90,300 | 90,300    | 54,047         | 54,047      | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-762-004-20   | 2026 Est. T.C.V.    | WALZ DANIEL A & PAYNE-WALZ DEBRA L |
| Property Class: 407 |                     | 4 PINNACLE PL                      |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L313 P927 L458 P318/97 L561 P42-44/00 UNIT 4-D BLDG A PINNACLE PLACE CONDOMINIUM  
REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 449 SF Floor Area = 1347 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 196,030  | 44,108     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 481   |
| 3 Fixture Bath     | 1 | 6,716 | 1,511 |
| 2 Fixture Bath     | 1 | 4,500 | 1,012 |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 436 |
| Treated Wood | 55 | 1,938 | 436 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 431 |
| Public Sewer | 1 | 1,914 | 431 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 895 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,911 |
|------------------|---|-------|-------|

Totals: 229,557 51,652

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 98,139

2026 Est. T.C.V. 006-762-004-20 = 183,139

Est. TCV/Total Floor Area = 135.96, Most recent sale 10/19/2012 for 118,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 88,300                  | 88,300 | 88,300    | 53,536         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,300  | 0         | 1,445          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 91,600                  | 91,600 | 91,600    | 54,981         | 54,981      | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-762-004-30   | 2026 Est. T.C.V.    | ROGERS STEVE J & RUSSELL-ROGERS J |
| Property Class: 407 |                     | 4 PINNACLE PL B                   |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L366 P986/93 UNIT 4-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance |        | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 449 SF Floor Area = 1347 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 42,761     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 481   |
| 3 Fixture Bath     | 1 | 6,716 | 1,511 |
| 2 Fixture Bath     | 1 | 4,500 | 1,012 |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 436 |
| Treated Wood | 55 | 1,938 | 436 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 431 |
| Public Sewer | 1 | 1,914 | 431 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 895 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,911 |
|------------------|---|-------|-------|

Totals: 223,567 50,305

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 95,580

2026 Est. T.C.V. 006-762-004-30 = 180,580

Est. TCV/Total Floor Area = 134.06, Most recent sale 08/28/2017 for 108,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 87,100                  | 87,100 | 87,100    | 52,627         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,420          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 90,300                  | 90,300 | 90,300    | 54,047         | 54,047      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-005-00   | 2026 Est. T.C.V.    | MAZZOCCO GAYLE L     |
| Property Class: 407 |                     | 5 PINNACLE PL A      |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L313 P493 L544 P558/00 UNIT 5-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 455 SF Floor Area = 1365 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 455    |          |            |
|         |          |            | Total: | 190,800  | 41,975     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 224,903 49,479

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,010

2026 Est. T.C.V. 006-762-005-00 = 144,010

Est. TCV/Total Floor Area = 105.50, Most recent sale 05/30/2000 for 91,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 68,800                  | 68,800 | 68,800    | 46,376         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,252          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,000                  | 72,000 | 72,000    | 47,628         | 47,628      | 0       |  |

45-006-762-005-10      2026 Est. T.C.V.      DECOURCY BRANDON P & SANELA  
 Property Class: 407      5 PINNACLE PL C  
 Map #: 17,19      GLEN ARBOR TOWNSHIP      GLEN ARBOR, MI 49636

L313 P494 L438 P766/97 UNIT 5-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 455 SF Floor Area = 1365 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 455    |          |            |
|         |          |            | Total: | 190,800  | 41,975     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 224,903 49,479

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,010

2026 Est. T.C.V. 006-762-005-10 = 144,010

Est. TCV/Total Floor Area = 105.50, Most recent sale 09/09/2022 for 118,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 68,800                  | 68,800 | 68,800    | 57,266         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,546          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,000                  | 72,000 | 72,000    | 58,812         | 58,812      | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-762-005-20   | 2026 Est. T.C.V.    | OATMAN MICHAEL G & MAUREEN C |
| Property Class: 407 |                     | 5 PINNACLE PL B              |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L371 P938 L415 P800-801/95 L560 P622/00 UNIT 5-B BLDG B PINNACLE PLACE  
 CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 455 SF Floor Area = 1365 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 455    |          |            |
|         |          |            | Total: | 190,800  | 41,975     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 224,903 49,479

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,010

2026 Est. T.C.V. 006-762-005-20 = 144,010

Est. TCV/Total Floor Area = 105.50, Most recent sale 10/08/2020 for 76,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 68,800        | 68,800     | 68,800 | 46,376       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,200      | 0      | 0            | 1,252          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,000        | 72,000     | 72,000 | 47,628       | 47,628         | 0       |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-762-005-30   | 2026 Est. T.C.V.    | ELLYSON PHILLIP R & DAWN M |
| Property Class: 407 |                     | 5 PINNACLE PL D            |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L383 P715/94 UNIT 5-D BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |       | 1 Units     | 50000 | 0.00000 | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 455 SF Floor Area = 1365 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 455    |          |            |
|         |          |            | Total: | 190,800  | 41,975     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 224,903 49,479

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,010

2026 Est. T.C.V. 006-762-005-30 = 144,010

Est. TCV/Total Floor Area = 105.50, Most recent sale 09/06/2024 for 145,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 68,800                  | 68,800 | 68,800    | 68,800         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,857          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 72,000                  | 72,000 | 72,000    | 70,657         | 70,657      | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-762-006-00   | 2026 Est. T.C.V.    | STEINKAMPF RANDALL W & PATRICIA L |
| Property Class: 407 |                     | 6 PINNACLE PL                     |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L313 P703 L523 P432/99 UNIT 6-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |       | 1 Units     | 50000 | 0.00000 | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 191,157  | 42,051     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,260 49,555

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,155

2026 Est. T.C.V. 006-762-006-00 = 144,155

Est. TCV/Total Floor Area = 105.38, Most recent sale 09/18/2025 for 155,000

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 68,900                  | 68,900 | 68,900 | 57,266       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 3,200  | 0      | 0            | 14,834         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,100                  | 72,100 | 72,100 | 58,812       | 72,100         | 0       |  |

45-006-762-006-10                      2026 Est. T.C.V.                      STOCKER BEAT D & LINDA E  
 Property Class: 407                      6 PINNACLE PL  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L314 P20 L551 P616/00 L852 P24/05 UNIT 6-D BLDG B PINNACLE PLACE CONDOMINIUM REC  
 IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 191,157  | 42,051     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,260 49,555

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,155

2026 Est. T.C.V. 006-762-006-10 = 144,155

Est. TCV/Total Floor Area = 105.38, Most recent sale 03/05/2021 for 86,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 68,900                  | 68,900 | 68,900    | 46,489         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,255          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,100                  | 72,100 | 72,100    | 47,744         | 47,744      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-006-20   | 2026 Est. T.C.V.    | UNRUH CLAUDIA J      |
| Property Class: 407 |                     | 6 PINNACLE PL        |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L390 P321 L391 P520 L453 P044 L535 P966 UNIT 6-B BLDG B PINNACLE PLACE  
 CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 191,157  | 42,051     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,260 49,555

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,155

2026 Est. T.C.V. 006-762-006-20 = 144,155

Est. TCV/Total Floor Area = 105.38, Most recent sale 09/30/2024 for 139,900

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 68,900                  | 68,900 | 68,900    | 68,900         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,860          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,100                  | 72,100 | 72,100    | 70,760         | 70,760      | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-762-006-30   | 2026 Est. T.C.V.    | JOHNSON THERESE MASZATICS |
| Property Class: 407 |                     | 6 PINNACLE PL             |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L368 P564 L514 P585/99 UNIT 6-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |       | 1 Units     | 50000 | 0.00000 | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 191,157  | 42,051     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,260 49,555

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,155

2026 Est. T.C.V. 006-762-006-30 = 144,155

Est. TCV/Total Floor Area = 105.38, Most recent sale 10/11/2024 for 140,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 68,900                  | 68,900 | 68,900    | 68,900         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,860          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,100                  | 72,100 | 72,100    | 70,760         | 70,760      | 0       |  |

45-006-762-007-00 2026 Est. T.C.V. WETZEL TONY & LORI  
 Property Class: 407 7 PINNACLE PL  
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

L419 P693 L521 P637/99 L571 P519/01 UNIT 7-C BLDG B PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,706 49,874

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,761

2026 Est. T.C.V. 006-762-007-00 = 144,761

Est. TCV/Total Floor Area = 105.82, Most recent sale 08/05/2022 for 116,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 69,200                  | 69,200 | 69,200    | 57,591         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,554          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,400                  | 72,400 | 72,400    | 59,145         | 59,145      | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-762-007-10   | 2026 Est. T.C.V.    | DESSY NESTOR T & HEATHER E |
| Property Class: 407 |                     | 7 PINNACLE PL              |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

UNIT 7-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N  
R14W.

FOR 2014: ONE PARCEL: COMBINE -11 WITH -10.  
762-007-12 COMBINED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|-------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA BLDG B 5,6,7 |          |       | 1 Units     | 50000 | 0.00000 | 100   | Fractional Appurtenance | 50,000 |
|                         |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

#### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,706 49,874

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,761

2026 Est. T.C.V. 006-762-007-10 = 144,761

Est. TCV/Total Floor Area = 105.82, Most recent sale 08/20/2021 for 95,000

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 69,200                  | 69,200 | 69,200 | 46,716       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 3,200  | 0      | 0            | 1,261          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,400                  | 72,400 | 72,400 | 47,977       | 47,977         | 0       |  |

45-006-762-007-20                      2026 Est. T.C.V.                      ALBOSTA KEVIN & COLLEEN T  
 Property Class: 407                      7 PINNACLE PL D  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L314 P376 L370 P449 L460 P760/97 UNIT 7-D BLDG B PINNACLE PLACE CONDOMINIUM REC  
 IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |
|-------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|
| H762 PINNA BLDG B 5,6,7 |          |             | 1 Units | 50000 | 0.00000    | 100   | Fractional Appurtenance | 50,000 |
|                         | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 50,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,706 49,874

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,761

2026 Est. T.C.V. 006-762-007-20 = 144,761

Est. TCV/Total Floor Area = 105.82, Most recent sale 07/18/2022 for 111,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 69,200                  | 69,200 | 69,200    | 57,591         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,554          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,400                  | 72,400 | 72,400    | 59,145         | 59,145      | 0       |  |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-762-007-30   | 2026 Est. T.C.V.    | VAN ETEN JAMES B & BLANCK MICHAEL |
| Property Class: 407 |                     | 7 PINNACLE PL 7B                  |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L370 P442 L476 P614/98 L616 P345/01 L735 P518/03 UNIT 7-B BLDG B PINNACLE PLACE  
CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|-------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA BLDG B 5,6,7 |          |       | 1 Units     | 50000 | 0.00000 | 100   | Fractional Appurtenance | 50,000 | 50,000 |
|                         |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 50,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22  
Economic Depreciation because of: FRACTIONAL SHR

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,706 49,874

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,761

2026 Est. T.C.V. 006-762-007-30 = 144,761

Est. TCV/Total Floor Area = 105.82, Most recent sale 08/21/2020 for 74,500

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 69,200                  | 69,200 | 69,200 | 46,716       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 3,200  | 0      | 0            | 1,261          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 72,400                  | 72,400 | 72,400 | 47,977       | 47,977         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-008-00   | 2026 Est. T.C.V.    | AGER FAMILY TRUST    |
| Property Class: 407 |                     | 8 PINNACLE PL A      |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L313 P910 L361 P16/93 UNIT 8-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 454 SF Floor Area = 1362 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 454    |          |            |
|         |          |            | Total: | 191,890  | 42,210     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,993 49,714

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,457

2026 Est. T.C.V. 006-762-008-00 = 179,457

Est. TCV/Total Floor Area = 131.76, Most recent sale 04/19/1993 for 37,500

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 52,287         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,100  | 0         | 1,411          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,700                  | 89,700 | 89,700    | 53,698         | 53,698      | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-762-008-10   | 2026 Est. T.C.V.    | BONE BESSIE MARIKIS TRUST AGREEMENT |
| Property Class: 407 |                     | 8 PINNACLE PL C                     |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L313 P918 L534 P465/00 L884 P602/05 UNIT 8-C BLDG B PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 454 SF Floor Area = 1362 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 454    |          |            |
|         |          |            | Total: | 191,890  | 42,210     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,993 49,714

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,457

2026 Est. T.C.V. 006-762-008-10 = 179,457

Est. TCV/Total Floor Area = 131.76, Most recent sale 01/21/2000 for 92,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 52,287         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,100  | 0         | 1,411          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,700                  | 89,700 | 89,700    | 53,698         | 53,698      | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-762-008-20   | 2026 Est. T.C.V.    | ANDERSON ANN MARIA TRUST |
| Property Class: 407 |                     | 8 PINNACLE PL D          |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L387 P824/94 L387 P511 L507 P721/99 UNIT 8-D BLDG B PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |        |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 | 85,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 454 SF Floor Area = 1362 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 454    |          |            |
|         |          |            | Total: | 191,890  | 42,210     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,993 49,714

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,457

2026 Est. T.C.V. 006-762-008-20 = 179,457

Est. TCV/Total Floor Area = 131.76, Most recent sale 05/25/1994 for 79,500

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 86,600        | 86,600     | 86,600 | 52,287       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,100      | 0      | 0            | 1,411          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 89,700        | 89,700     | 89,700 | 53,698       | 53,698         | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-762-008-30   | 2026 Est. T.C.V.    | RUSSELL MICHAEL & BONNIE |
| Property Class: 407 |                     | 8 PINNACLE PL B          |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L331 P159 L408 P492/95 L576 P419/01 UNIT 8-B BLDG B PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 454 SF Floor Area = 1362 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 454    |          |            |
|         |          |            | Total: | 191,890  | 42,210     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

#### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 72 | 2,226 | 490 |
| Treated Wood | 72 | 2,226 | 490 |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 225,993 49,714

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,457

2026 Est. T.C.V. 006-762-008-30 = 179,457

Est. TCV/Total Floor Area = 131.76, Most recent sale 09/01/2016 for 100,000

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 86,600        | 86,600     | 86,600 | 52,287       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 3,100      | 0      | 0            | 1,411          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 89,700        | 89,700     | 89,700 | 53,698       | 53,698         | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-762-009-00   | 2026 Est. T.C.V.    | SAWYER JAMES R & LINDA R |
| Property Class: 407 |                     | 9 PINNACLE PL 9D         |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L314 P378 L548 P187/00 L601 P568/01 UNIT 9-D BLDG C PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-009-00 = 179,517

Est. TCV/Total Floor Area = 131.23, Most recent sale 11/04/2019 for 75,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

45-006-762-009-10                      2026 Est. T.C.V.                      ROGERS JILL M & TERRY A  
 Property Class: 407                      9 PINNACLE PL 9C  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L315 P171 L398 P296/94 L570 P409/01 UNIT 9-C BLDG C PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 456 SF Floor Area = 1368 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-009-10 = 179,517

Est. TCV/Total Floor Area = 131.23, Most recent sale 10/06/2023 for 160,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 80,314         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 2,168          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 82,482         | 82,482      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-009-20   | 2026 Est. T.C.V.    | BARNHART DANIEL      |
| Property Class: 407 |                     | 9 PINNACLE PL 9B     |
| Map #: 17.19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L453 P237 L532 P749 L679 P539/02 L844 P660/05 UNIT 9-B BLDG C PINNACLE PLACE  
CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-009-20 = 179,517

Est. TCV/Total Floor Area = 131.23, Most recent sale 10/07/2016 for 82,500

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-009-30   | 2026 Est. T.C.V.    | NEILL SUSAN P        |
| Property Class: 407 |                     | 9 PINNACLE PL 9A     |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L383 P446 L501 P028/99 UNIT 9-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 456 SF Floor Area = 1368 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 456    |          |            |
|         |          |            | Total: | 192,603  | 42,370     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,130 49,746

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,517

2026 Est. T.C.V. 006-762-009-30 = 179,517

Est. TCV/Total Floor Area = 131.23, Most recent sale 03/29/1994 for 59,900

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-762-010-00   | 2026 Est. T.C.V.    | MONTICELLI DENNIS & JENNIFER |
| Property Class: 407 |                     | 10 PINNACLE PL 10D           |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L315 P213 L346 P107 L487 P493/98 UNIT 10-D BLDG C PINNACLE PLACE CONDOMINIUM REC  
IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-010-00 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 11/20/2023 for 171,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 80,418         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 2,171          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,800                  | 89,800 | 89,800    | 82,589         | 82,589      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-762-010-10   | 2026 Est. T.C.V.    | PETROSKEY DENNIS & KATHRYN S |
| Property Class: 407 |                     | 10 PINNACLE PL               |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L318 P715 L451 P763 L548 P190/00 UNIT 10-B BLDG C PINNACLE PLACE CONDOMINIUM REC  
IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-010-10 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 11/13/2021 for 104,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-762-010-20   | 2026 Est. T.C.V.    | SENFF ANDREW J & KRISTEN |
| Property Class: 407 |                     | 10 PINNACLE PL           |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L318 P716 L457 P856/97 UNIT 10-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-010-20 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 01/20/2022 for 109,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 57,483         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,552          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,800                  | 89,800 | 89,800    | 59,035         | 59,035      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-762-010-30   | 2026 Est. T.C.V.    | MCMAHON MICHAEL & MARY BETH |
| Property Class: 407 |                     | 10 PINNACLE PL              |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L347 P746/92 UNIT 10-C BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |        |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance |        | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |        |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-010-30 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 08/08/1992 for 58,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 46,603         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,258          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,800                  | 89,800 | 89,800    | 47,861         | 47,861      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-762-011-00   | 2026 Est. T.C.V.    | GEHERIN PETER A & KATHLEEN A |
| Property Class: 407 |                     | 11 PINNACLE PL               |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L314 P377 UNIT 11-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC  
14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-011-00 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 03/07/2024 for 174,900

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 86,600         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 2,338          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 88,938         | 88,938      | 0       |  |

45-006-762-011-10                      2026 Est. T.C.V.                      BANNISTER RICHARD & DIANE  
 Property Class: 407                      11 PINNACLE PL  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L315 P170 UNIT 11-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC  
 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 457 SF Floor Area = 1371 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-011-10 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 12/30/2021 for 104,900

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 86,600                  | 86,600 | 86,600    | 39,556         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,200  | 0         | 1,068          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,800                  | 89,800 | 89,800    | 40,624         | 40,624      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-762-011-20   | 2026 Est. T.C.V.    | MULVANEY MICHAEL F & ANN E |
| Property Class: 407 |                     | 11 PINNACLE PL             |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L316 P88 UNIT 11-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 UND  
1/2 INTEREST SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | INTERST SPLIT           | 42,500 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 42,500 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/2 UNDIV INT

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 20,385     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 205 |
| Treated Wood | 55 | 1,938 | 205 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 420 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 897 |
|------------------|---|-------|-----|

Totals: 226,518 23,926

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 45,459

2026 Est. T.C.V. 006-762-011-20 = 87,959

Est. TCV/Total Floor Area = 64.16

| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 42,400        | 42,400     | 42,400 | 18,981       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | 1,600      | 0      | 0            | 512            | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 44,000        | 44,000     | 44,000 | 19,493       | 19,493         | 0       |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-762-011-21   | 2026 Est. T.C.V.    | CLANCY JAMES M & KAY A |
| Property Class: 407 |                     | 11 PINNACLE PL         |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L424 P348/96 L577 P634/01 UNIT 11-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN  
L302 P549-604 UND 1/2 INTEREST SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | INTEREST SPLIT          | 42,500 |
|                            | 0.00     |       | Total Acres |       |         |       | Total Est. Land Value = | 42,500 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/2 UNDIV INT

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 20,385     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 205 |
| Treated Wood | 55 | 1,938 | 205 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 420 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 897 |
|------------------|---|-------|-----|

Totals: 226,518 23,926

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 45,459

2026 Est. T.C.V. 006-762-011-21 = 87,959

Est. TCV/Total Floor Area = 64.16

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 42,400                  | 42,400 | 42,400    | 18,981         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 1,600  | 0         | 512            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 44,000                  | 44,000 | 44,000    | 19,493         | 19,493      | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-762-011-30   | 2026 Est. T.C.V.    | SENG JOSEPH &STIMAC-SENG JANE TRUST |
| Property Class: 407 |                     | 11 PINNACLE PL                      |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L316 P112 L412 P885 L522 P339/99 UNIT 11-C BLDG C PINNACLE PLACE CONDOMINIUM REC  
IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 457 SF Floor Area = 1371 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 457    |          |            |
|         |          |            | Total: | 192,991  | 42,459     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 226,518 49,835

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 94,687

2026 Est. T.C.V. 006-762-011-30 = 179,687

Est. TCV/Total Floor Area = 131.06, Most recent sale 02/04/2021 for 86,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,600                  | 86,600 | 86,600    | 39,556         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,200  | 0         | 1,068          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,800                  | 89,800 | 89,800    | 40,624         | 40,624      | 0       |  |

45-006-762-012-00                      2026 Est. T.C.V.                      CLARK CHELSEA & BRET  
 Property Class: 407                      12 PINNACLE PL  
 Map #: 17,19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L315 P134 L340 P162/91 UNIT 12-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 449 SF Floor Area = 1347 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 41,817     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 223,567 49,193

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 93,467

2026 Est. T.C.V. 006-762-012-00 = 178,467

Est. TCV/Total Floor Area = 132.49, Most recent sale 08/29/2023 for 176,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,100                  | 86,100 | 86,100    | 79,902         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,100  | 0         | 2,157          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,200                  | 89,200 | 89,200    | 82,059         | 82,059      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-762-012-10   | 2026 Est. T.C.V.    | FILIPOVIC FILIP & JAMIE |
| Property Class: 407 |                     | 12 PINNACLE PL          |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L315 P172 L442 P387 L520 P466/99 L714 P725/03 UNIT 12-A BLDG C PINNACLE PLACE  
CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 449 SF Floor Area = 1347 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 41,817     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 223,567 49,193

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 93,467

2026 Est. T.C.V. 006-762-012-10 = 178,467

Est. TCV/Total Floor Area = 132.49, Most recent sale 10/20/2023 for 177,500

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,100                  | 86,100 | 86,100    | 79,902         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,100  | 0         | 2,157          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,200                  | 89,200 | 89,200    | 82,059         | 82,059      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-012-20   | 2026 Est. T.C.V.    | OKEEFE SEAN          |
| Property Class: 407 |                     | 12 PINNACLE PL C     |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L316 P96 L481 P176/98 L571 P517/01 UNIT 12-C BLDG C PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------------|---------|-------|------------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |             | 1 Units | 85000 | 0.00000    | 100   | Fractional Appurtenance | 85,000 |  |
|                            | 0.00     | Total Acres |         |       | Total Est. |       | Land Value =            | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 449 SF Floor Area = 1347 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 41,817     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 223,567 49,193

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 93,467

2026 Est. T.C.V. 006-762-012-20 = 178,467

Est. TCV/Total Floor Area = 132.49, Most recent sale 08/20/2021 for 109,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,100                  | 86,100 | 86,100    | 51,945         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,100  | 0         | 1,402          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,200                  | 89,200 | 89,200    | 53,347         | 53,347      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-762-012-30   | 2026 Est. T.C.V.    | VANDEVEN SARAH K     |
| Property Class: 407 |                     | 12 PINNACLE PL       |
| Map #: 17,19        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L316 P104 UNIT 12-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC  
14 T29N R14W.

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate    | %Adj. | Reason                  | Value  |  |
|----------------------------|----------|-------|-------------|-------|---------|-------|-------------------------|--------|--|
| H762 PINNA UNITS1-4 & 8-12 |          |       | 1 Units     | 85000 | 0.00000 | 100   | Fractional Appurtenance | 85,000 |  |
|                            |          | 0.00  | Total Acres |       |         |       | Total Est. Land Value = | 85,000 |  |

Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 449 SF Floor Area = 1347 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 449    |          |            |
|         |          |            | Total: | 190,040  | 41,817     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 470   |
| 3 Fixture Bath     | 1 | 6,716 | 1,478 |
| 2 Fixture Bath     | 1 | 4,500 | 990   |

##### Deck

|              |    |       |     |
|--------------|----|-------|-----|
| Treated Wood | 55 | 1,938 | 426 |
| Treated Wood | 55 | 1,938 | 426 |

##### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 421 |
| Public Sewer | 1 | 1,914 | 421 |

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 875 |
|------------------|---|-------|-----|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,869 |
|------------------|---|-------|-------|

Totals: 223,567 49,193

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 93,467

2026 Est. T.C.V. 006-762-012-30 = 178,467

Est. TCV/Total Floor Area = 132.49, Most recent sale 08/14/2020 for 93,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 86,100                  | 86,100 | 86,100    | 51,945         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,100  | 0         | 1,402          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 89,200                  | 89,200 | 89,200    | 53,347         | 53,347      | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-763-001-00   | 2026 Est. T.C.V.    | KERN JAMES W & KERN SUE C TRUST |
| Property Class: 407 |                     | 1 RIDGE TOP                     |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L212 P682/79 L839 P19/05 UNIT 1 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES  
 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description                              | Frontage  | Depth | Front   | Depth     | Rate | %Adj. | Reason | Value   |
|------------------------------------------|-----------|-------|---------|-----------|------|-------|--------|---------|
| H763 RIDGE                               | RIDGE TOP | 230K  | 1 Units | 230000.00 | 000  | 100   |        | 230,000 |
| 0.00 Total Acres Total Est. Land Value = |           |       |         |           |      |       |        | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 520  |          |            |
| Total:  |          |            |      | 183,523  | 146,818    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-001-00 = 549,857

Est. TCV/Total Floor Area = 528.71

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 264,100                 | 264,100 | 264,100   | 123,273        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 10,800  | 0         | 3,328          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 274,900                 | 274,900 | 274,900   | 126,601        | 126,601     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-763-002-00   | 2026 Est. T.C.V.    | THOMSON SUZANNE E TRUST |
| Property Class: 407 |                     | 5 RIDGE TOP             |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L212 P574 L511 P200&211/99 L648 P299&318 L728 P685&707/03 L915 P610/06 UNIT 2  
 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST  
 AMEND L653P811-813, 2ND AMEND 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description                              | Frontage  | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|------------------------------------------|-----------|-------|---------|--------|---------|-------|--------|---------|
| H763 RIDGE                               | RIDGE TOP | 230K  | 1 Units | 230000 | 0.00000 | 100   |        | 230,000 |
| 0.00 Total Acres Total Est. Land Value = |           |       |         |        |         |       |        | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 520  |          |            |
| Total:  |          |            |      | 183,523  | 146,818    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-002-00 = 549,857  
 Est. TCV/Total Floor Area = 528.71, Most recent sale 09/21/2006 for 408,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 264,100                 | 264,100 | 264,100   | 180,587        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 10,800  | 0         | 4,875          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 274,900                 | 274,900 | 274,900   | 185,462        | 185,462     | 0       |  |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-763-003-00   | 2026 Est. T.C.V.    | FERRY JOHN K & ALVARO CHRISTINA L |
| Property Class: 407 |                     | 9 RIDGE TOP                       |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L270 P562 L392 P246 L433 P324/96 L929 P91/07 UNIT 3 RIDGE TOP CONDOMINIUM REC IN  
 LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND  
 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H763 RIDGE RIDGE TOP 230K |          |             | 1 Units | 230000 | 0.00000    | 100   |              | 230,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-003-00 = 549,857

Est. TCV/Total Floor Area = 528.71, Most recent sale 07/31/2023 for 532,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 264,100                 | 264,100 | 264,100 | 264,100      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 10,800  | 0       | 0            | 7,130          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 274,900                 | 274,900 | 274,900 | 271,230      | 271,230        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-763-004-00   | 2026 Est. T.C.V.    | CALLEWAERT JOHN H & KELLENBERG JOAN |
| Property Class: 407 |                     | 13 RIDGE TOP                        |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L266 P967 L331 P761 L332 P828/91 UNIT 4 RIDGE TOP CONDOMINIUM REC IN LIBER 207  
 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

# Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H763 RIDGE RIDGE TOP 230K |          |       | 1 Units     | 230000.00 | 000        | 100   |              | 230,000 |
|                           |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 212,650 170,119

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 323,226

2026 Est. T.C.V. 006-763-004-00 = 553,226

Est. TCV/Total Floor Area = 531.95, Most recent sale 04/02/2018 for 345,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 265,900                 | 265,900 | 265,900   | 182,349        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 10,700  | 0         | 4,923          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 276,600                 | 276,600 | 276,600   | 187,272        | 187,272     | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-763-005-00   | 2026 Est. T.C.V.    | HOLLENDER MICHIGAN TRUST C/U |
| Property Class: 407 |                     | 17 RIDGE TOP                 |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L300 P91-93/89 UNIT 5 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC  
14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

# Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description | Frontage  | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|-------------|-----------|-------|-------------|--------------|------------|-------|--------------|---------|
| H763 RIDGE  | RIDGE TOP | 230K  | 1 Units     | 230000.00000 | 100        |       |              | 230,000 |
|             |           | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 520 SF Floor Area = 1040 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-005-00 = 549,857

Est. TCV/Total Floor Area = 528.71

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 264,100                 | 264,100 | 264,100   | 180,587        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 10,800  | 0         | 4,875          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 274,900                 | 274,900 | 274,900   | 185,462        | 185,462     | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-763-006-00   | 2026 Est. T.C.V.    | TER HAAR DOUGLAS J& KAREN J TRUST |
| Property Class: 407 |                     | 21 RIDGE TOP                      |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L212 P555/79 L866 P188/05 UNIT 6 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES  
 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description                              | Frontage  | Depth | Front   | Depth     | Rate | %Adj. | Reason | Value   |
|------------------------------------------|-----------|-------|---------|-----------|------|-------|--------|---------|
| H763 RIDGE                               | RIDGE TOP | 230K  | 1 Units | 230000.00 | 000  | 100   |        | 230,000 |
| 0.00 Total Acres Total Est. Land Value = |           |       |         |           |      |       |        | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 520  |          |            |
| Total:  |          |            |      | 183,523  | 155,994    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,647 |
| Treated Wood | 60 | 2,038 | 1,732 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

Totals: 212,650 180,753

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 343,431

2026 Est. T.C.V. 006-763-006-00 = 573,431

Est. TCV/Total Floor Area = 551.38, Most recent sale 09/27/2023 for 550,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 275,300                 | 275,300 | 275,300   | 275,300        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 11,400  | 0         | 7,433          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 286,700                 | 286,700 | 286,700   | 282,733        | 282,733     | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-763-007-00   | 2026 Est. T.C.V.    | WODETZKI THOMAS W & STACY L |
| Property Class: 407 |                     | 3 RIDGE TOP                 |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L212 P537 L535 P201/00 L564 P969/01 L618 P553&576/01 L805 P291/04 UNIT 7 RIDGE  
 TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W 1ST AMEND  
 L653P811-813, 2ND AMEND 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|---------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H763 RIDGE RIDGE TOP 230K |          |       | 1 Units     | 230000 | 0.00000 | 100   |                         | 230,000 |
|                           |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 155,994    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,647 |
| Treated Wood | 60 | 2,038 | 1,732 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

Totals: 212,650 180,753

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 343,431

2026 Est. T.C.V. 006-763-007-00 = 573,431

Est. TCV/Total Floor Area = 551.38, Most recent sale 05/14/2004 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 275,300                 | 275,300 | 275,300   | 160,620        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 11,400  | 0         | 4,336          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 286,700                 | 286,700 | 286,700   | 164,956        | 164,956     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-763-008-00   | 2026 Est. T.C.V.    | TINKER BRENDA TRUST  |
| Property Class: 407 |                     | 7 RIDGE TOP          |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L284 P50 L394 P278 L450 P906/97 L805 P309/04 UNIT 8 RIDGE TOP CONDOMINIUM REC IN  
 LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND  
 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| H763 RIDGE RIDGE TOP 230K |          |       | 1           | Units | 2300000.000000          | 100   |        | 230,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-008-00 = 549,857  
 Est. TCV/Total Floor Area = 528.71, Most recent sale 05/25/2018 for 328,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 264,100                 | 264,100 | 264,100   | 180,587        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 10,800  | 0         | 4,875          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 274,900                 | 274,900 | 274,900   | 185,462        | 185,462     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-763-009-00   | 2026 Est. T.C.V.    | SITKO FAMILY TRUST   |
| Property Class: 407 |                     | 11 RIDGE TOP         |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L212 P302/79 UNIT 9 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14  
T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description                              | Frontage  | Depth | Front   | Depth     | Rate | %Adj. | Reason | Value   |
|------------------------------------------|-----------|-------|---------|-----------|------|-------|--------|---------|
| H763 RIDGE                               | RIDGE TOP | 230K  | 1 Units | 230000.00 | 000  | 100   |        | 230,000 |
| 0.00 Total Acres Total Est. Land Value = |           |       |         |           |      |       |        | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 520 SF Floor Area = 1040 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 2 Story | Siding   | Basement   | 520  |          |            |
| Total:  |          |            |      | 183,523  | 146,818    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-009-00 = 549,857

Est. TCV/Total Floor Area = 528.71, Most recent sale 10/05/1979 for 83,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 264,100       | 264,100    | 264,100 | 123,273      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 10,800     | 0       | 0            | 3,328          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 274,900       | 274,900    | 274,900 | 126,601      | 126,601        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-763-010-00   | 2026 Est. T.C.V.    | HANNIFORD PATRICK M ET AL |
| Property Class: 407 |                     | 15 RIDGE TOP              |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L404 P941&942 L406 P50 L521 P169/99 L751 P78/03 UNIT 10 RIDGE TOP CONDOMINIUM  
 REC IN L207 P909-943 PATRICK M HANNIFORD, LINDA J HANNIFORD & PATRICK L  
 HANNIFORD AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 14 T29N R14W.  
 1ST AMEND L653P811-813, 2ND AMEND 2024004964

#### Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H763 RIDGE RIDGE TOP 230K |          |       | 1 Units     | 230000 | 0.00000                 | 100   |        | 230,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 230,000 |

|                            |                   |             |        |          |
|----------------------------|-------------------|-------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Town Home         | CONDOMINIUM | Cls BC | Blt 1979 |
| Exterior Units: 1          | Interior Units: 0 | Roof:       |        |          |

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 520 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 210,434 | 168,346 |
|---------|---------|---------|

#### Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-010-00 = 549,857

Est. TCV/Total Floor Area = 528.71, Most recent sale 07/28/2003 for 345,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 264,100                 | 264,100 | 264,100 | 149,439      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 10,800  | 0       | 0            | 4,034          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 274,900                 | 274,900 | 274,900 | 153,473      | 153,473        | 153,473 |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-763-011-00   | 2026 Est. T.C.V.    | WOJCIK INVESTMENT TRUST |
| Property Class: 407 |                     | 19 RIDGE TOP            |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L306 P330/89 UNIT 11 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14  
T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description | Frontage  | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|-----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H763 RIDGE  | RIDGE TOP | 230K  | 1 Units     | 230000.00 | 000        | 100   |              | 230,000 |
|             |           | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 520 SF Floor Area = 1040 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-011-00 = 549,857

Est. TCV/Total Floor Area = 528.71

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 264,100       | 264,100    | 264,100 | 123,273      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 10,800     | 0       | 0            | 3,328          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 274,900       | 274,900    | 274,900 | 126,601      | 126,601        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-763-012-00   | 2026 Est. T.C.V.    | MIKAILA JUOZAS J & RAMUNE |
| Property Class: 407 |                     | 25 RIDGE TOP              |
| Map #: 17,15        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L212 P549/79 UNIT 12 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14  
T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

# Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*

| Description | Frontage  | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|-------------|-----------|-------|-------------|--------------|------------|--------------|--------|---------|
| H763 RIDGE  | RIDGE TOP | 230K  | 1 Units     | 230000.00000 | 100        |              |        | 230,000 |
|             |           | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 230,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 520 SF Floor Area = 1040 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 520    |          |            |
|         |          |            | Total: | 183,523  | 146,818    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
| Treated Wood | 60 | 2,038 | 1,630 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 210,434 168,346

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 319,857

2026 Est. T.C.V. 006-763-012-00 = 549,857

Est. TCV/Total Floor Area = 528.71

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 264,100                 | 264,100 | 264,100   | 123,273        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 10,800  | 0         | 3,328          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 274,900                 | 274,900 | 274,900   | 126,601        | 126,601     | 0       |

45-006-765-001-00                      2026 Est. T.C.V.                      CONE TERI TRUST  
 Property Class: 407                      1 SAND PIPER  
 Map #: 16,38                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L442 P234 L540 P650 L541 P187 L663 P375 APARTMENT 1 SAND PIPER CONDOMINIUM. REC  
 IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|-------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H765 SANDP 1170-1271 SF |          |             | 1 Units | 330000.00000 | 100          |       |        | 330,000 |
|                         | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM                      Cls BC                      Blt 1979  
 Exterior Units: 1                      Interior Units: 0                      Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1196 SF                      Floor Area = 1196 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,196  |          |            |
|         |          |            | Total: | 187,151  | 145,977    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,666 |
| 2 Fixture Bath     | 2 | 8,999 | 7,019 |
| Separate Shower    | 2 | 5,440 | 4,243 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 121 | 3,089 | 2,409 |
| Treated Wood | 60  | 2,038 | 1,590 |
| Treated Wood | 69  | 2,186 | 1,705 |
| Treated Wood | 66  | 2,141 | 1,670 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,493 |
| Public Sewer | 1 | 1,914 | 1,493 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,101 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 2 | 9,066 | 7,071 |
|----------------|---|-------|-------|

Totals:                      230,050                      179,437

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV:                      556,255

2026 Est. T.C.V. 006-765-001-00                      =                      886,255

Est. TCV/Total Floor Area = 741.02, Most recent sale 04/30/2018 for 542,250

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 424,800       | 424,800    | 424,800 | 317,159      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 18,300     | 0       | 0            | 8,563          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 443,100       | 443,100    | 443,100 | 325,722      | 325,722        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-765-002-00   | 2026 Est. T.C.V.    | NEWTON PAUL C TRUST  |
| Property Class: 407 |                     | 5 SAND PIPER         |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L291 P01 L327 P718-719 L347 P238/92 APARTMENT 2 SAND PIPER CONDOMINIUM REC IN  
LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H765 SANDP 902-1041 SF |          |       | 1 Units     | 320000 | 0.00000    | 100   |              | 320,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 320,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1041 SF Floor Area = 1041 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,041  |          |            |
|         |          |            | Total: | 165,669  | 124,251    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 138 | 3,381 | 2,536 |
| Treated Wood | 60  | 2,038 | 1,528 |
| Treated Wood | 69  | 2,186 | 1,639 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,054 |
| Prefab 2 Story    | 1 | 4,533 | 3,400 |

Totals: 197,653 148,237

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 459,535

2026 Est. T.C.V. 006-765-002-00 = 779,535

Est. TCV/Total Floor Area = 748.83, Most recent sale 08/06/1991 for 175,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 374,200       | 374,200        | 374,200 | 162,738      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 15,600         | 0       | 0            | 4,393          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 389,800       | 389,800        | 389,800 | 167,131      | 167,131        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-765-003-00   | 2026 Est. T.C.V.    | 0910 SAND PIPER LLC  |
| Property Class: 407 |                     | 9 SAND PIPER         |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L333 P2/91 L823 P106/04 L831 P843/04 APARTMENT 3 SAND PIPER CONDOMINIUM REC IN  
LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H765 SANDP 902-1041 SF |          |       | 1 Units     | 320000 | 0.00000    | 100   |              | 320,000 |
|                        |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 320,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 902 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 902    |          |            |
|         |          |            | Total: | 145,988  | 116,790    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 137 | 3,366 | 2,693 |
| Treated Wood | 49  | 1,814 | 1,451 |
| Treated Wood | 81  | 2,375 | 1,900 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,626 |
|----------------|---|-------|-------|

Totals: 172,516 138,012

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 427,837

2026 Est. T.C.V. 006-765-003-00 = 747,837

Est. TCV/Total Floor Area = 829.09, Most recent sale 09/15/2004 for 0

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 359,400                 | 359,400 | 359,400 | 162,738      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 14,500  | 0       | 0            | 4,393          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 373,900                 | 373,900 | 373,900 | 167,131      | 167,131        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-765-004-00   | 2026 Est. T.C.V.    | DRIKER ELAINE C TRUST |
| Property Class: 407 |                     | 13 SAND PIPER         |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L267 P897/86 APARTMENT 4 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES  
381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

# Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H765 SANDP 1170-1271 SF |          |             | 1 Units | 330000     | 0.00000      | 100   |        | 330,000 |
|                         | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1171 SF Floor Area = 1171 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,171  |          |            |
|         |          |            | Total: | 183,723  | 137,792    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 170 | 3,876 | 2,907 |
| Treated Wood | 51  | 1,849 | 1,387 |
| Treated Wood | 20  | 966   | 724   |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Totals: 209,387 157,039

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 486,821

2026 Est. T.C.V. 006-765-004-00 = 816,821

Est. TCV/Total Floor Area = 697.54

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 390,800                 | 390,800 | 390,800   | 181,346        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 17,600  | 0         | 4,896          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 408,400                 | 408,400 | 408,400   | 186,242        | 186,242     | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-765-005-00   | 2026 Est. T.C.V.    | HENDRICKS DENNIS J & LYNNE R TRUST |
| Property Class: 407 |                     | 15 SAND PIPER                      |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L359 P260 L474 P505/98 APARTMENT 5 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES  
381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|-------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H765 SANDP 1170-1271 SF |          |             | 1 Units | 330000.00000 | 100          |       |        | 330,000 |
|                         | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 609 SF Floor Area = 1218 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 609    |          |            |
|         |          |            | Total: | 182,435  | 136,825    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 133 | 3,300 | 2,475 |
| Treated Wood | 40  | 1,663 | 1,247 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 79 | 4,191 | 3,143 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,054 |
| Prefab 2 Story    | 1 | 4,533 | 3,400 |

Totals: 222,684 167,010

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCv: 517,731

2026 Est. T.C.V. 006-765-005-00 = 847,731

Est. TCv/Total Floor Area = 696.00, Most recent sale 03/01/1993 for 186,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 407,000       | 407,000    | 407,000 | 172,041      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 16,900     | 0       | 0            | 4,645          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 423,900       | 423,900    | 423,900 | 176,686      | 176,686        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-765-006-00   | 2026 Est. T.C.V.    | HARTWIG PROPERTIES LLC |
| Property Class: 407 |                     | 16 SAND PIPER          |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L223 P838/81 L293 P974/88 APARTMENT 6 SAND PIPER CONDOMINIUM REC IN LIBER 198  
 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

#### Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|---------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H765 SANDP 1538 & 1622 SF |          |       | 1 Units     | 430000 | 0.00000 | 100   |                         | 430,000 |
|                           | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 430,000 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good                                              | Cash Value |
|-------------|-------|------|-----------------------------------------------------|------------|
| Wood Frame  | 31.82 | 224  | 50                                                  | 3,564      |
|             |       |      | Total Estimated Land Improvements True Cash Value = | 3,564      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 769 SF Floor Area = 1538 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 769    |          |            |
|         |          |            | Total: | 230,861  | 184,689    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 176 | 3,964 | 3,171 |
| Treated Wood | 176 | 3,964 | 3,171 |
| Treated Wood | 76  | 2,281 | 1,825 |
| Treated Wood | 11  | 531   | 425   |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 59 | 3,130 | 2,504 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,325 |
| Prefab 2 Story    | 1 | 4,533 | 3,626 |

Totals: 275,826 220,661

#### Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 684,049

2026 Est. T.C.V. 006-765-006-00 = 1,117,613

Est. TCV/Total Floor Area = 726.67

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 536,200                 | 536,200 | 536,200 | 203,995      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 22,600  | 0       | 0            | 5,507          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |



---

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 558,800 | 558,800 | 558,800 | 209,502 | 209,502 | 0 |
|---------|---------|---------|---------|---------|---|

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|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-765-007-00   | 2026 Est. T.C.V.    | SKINNER SHARON A TRUST |
| Property Class: 407 |                     | 4 SAND PIPER           |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L248 P209/84 APARTMENT 7 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES  
381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

#### Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H765 SANDP 1170-1271 SF |          |             | 1 Units | 330000 | 0.00000    | 100   |              | 330,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1198 SF Floor Area = 1198 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,198  |          |            |
|         |          |            | Total: | 187,438  | 149,950    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 66 | 2,141 | 1,713 |
|--------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 181 | 9,602 | 7,682 |
| Wood Balcony | 69  | 3,660 | 2,928 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,325 |
| Prefab 1 Story    | 1 | 3,667 | 2,934 |

Totals: 233,070 186,457

#### Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 578,017

2026 Est. T.C.V. 006-765-007-00 = 908,017

Est. TCV/Total Floor Area = 757.94, Most recent sale 09/11/2009 for 575,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 433,900       | 433,900    | 433,900 | 324,298      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 20,100     | 0       | 0            | 8,756          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 454,000       | 454,000    | 454,000 | 333,054      | 333,054        | 333,054 |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-765-008-00   | 2026 Est. T.C.V.    | YANNANTUONO DANIEL & WRIGHT LAUREL |
| Property Class: 407 |                     | 7 SAND PIPER                       |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

APARTMENT 8 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713  
P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H765 SANDP 902-1041 SF |          |       | 1 Units     | 320000 | 0.00000 | 100   |                         | 320,000 |
|                        | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 320,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1041 SF Floor Area = 1041 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,041  |          |            |
|         |          |            | Total: | 165,669  | 124,251    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 60 | 2,038 | 1,528 |
|--------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 138 | 7,321 | 5,491 |
| Wood Balcony | 69  | 3,660 | 2,745 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,054 |
| Prefab 1 Story    | 1 | 3,667 | 2,750 |

Totals: 204,417 153,310

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 475,261

2026 Est. T.C.V. 006-765-008-00 = 795,261

Est. TCV/Total Floor Area = 763.94, Most recent sale 01/15/2016 for 425,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 381,200                 | 381,200 | 381,200   | 241,554        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 16,400  | 0         | 6,521          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 397,600                 | 397,600 | 397,600   | 248,075        | 248,075     | 0       |  |

45-006-765-009-00 2026 Est. T.C.V. PHILLIPS THOMAS C & DEBORAH J  
 Property Class: 407 11 SAND PIPER  
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

L281 P422 L303 P341 L353 P81-82/92 APARTMENT 9 SAND PIPER CONDOMINIUM REC IN  
 LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

# Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H765 SANDP 902-1041 SF |          |       | 1 Units     | 320000.00000 | 100  |       |                         | 320,000 |
|                        | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 320,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 902 SF Floor Area = 902 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 902    |          |            |
|         |          |            | Total: | 145,988  | 109,491    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 81 | 2,375 | 1,781 |
|--------------|----|-------|-------|

### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 137 | 7,268 | 5,451 |
| Wood Balcony | 49  | 2,599 | 1,949 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 178,553 133,913

### Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 415,130

2026 Est. T.C.V. 006-765-009-00 = 735,130

Est. TCV/Total Floor Area = 815.00, Most recent sale 11/12/1992 for 185,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 353,200                 | 353,200 | 353,200   | 162,738        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 14,400  | 0         | 4,393          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 367,600                 | 367,600 | 367,600   | 167,131        | 167,131     | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-765-010-00   | 2026 Est. T.C.V.    | AGNELLO MILISSA L & MICHAEL H |
| Property Class: 407 |                     | 14 SAND PIPER                 |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L272 P44/87 L314 P925/90 APARTMENT 10 SAND PIPER CONDOMINIUM REC IN LIBER 198  
 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

# Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H765 SANDP 1170-1271 SF |          |       | 1 Units     | 330000.00000 | 100  |       |                         | 330,000 |
|                         | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1171 SF Floor Area = 1171 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,171  |          |            |
|         |          |            | Total: | 183,723  | 146,979    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 60 | 2,038 | 1,630 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

Totals: 206,084 164,868

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 511,091

2026 Est. T.C.V. 006-765-010-00 = 841,091

Est. TCV/Total Floor Area = 718.27, Most recent sale 06/16/2017 for 300,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 401,700                 | 401,700 | 401,700   | 181,346        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 18,800  | 0         | 4,896          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 420,500                 | 420,500 | 420,500   | 186,242        | 186,242     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-765-011-00   | 2026 Est. T.C.V.    | HURWITZ SUSAN S TRUST |
| Property Class: 407 |                     | 18 SAND PIPER         |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L371 P692/93 APARTMENT 11 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES  
381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

#### Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|---------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H765 SANDP 1538 & 1622 SF |          |       | 1 Units     | 430000.00000 | 100  |       |                         | 430,000 |
|                           | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 430,000 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good                                              | Cash Value |
|-------------|-------|------|-----------------------------------------------------|------------|
| Wood Frame  | 31.85 | 222  | 50                                                  | 3,535      |
|             |       |      | Total Estimated Land Improvements True Cash Value = | 3,535      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 769 SF Floor Area = 1538 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 769    |          |            |
|         |          |            | Total: | 223,325  | 167,493    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 176 | 3,964 | 2,973 |
| Treated Wood | 176 | 3,964 | 2,973 |
| Treated Wood | 76  | 2,281 | 1,711 |
| Treated Wood | 11  | 531   | 398   |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 59 | 3,130 | 2,347 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,054 |
| Prefab 2 Story    | 1 | 4,533 | 3,400 |

Totals: 268,290 201,215

#### Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 623,767

2026 Est. T.C.V. 006-765-011-00 = 1,057,302

Est. TCV/Total Floor Area = 687.45, Most recent sale 09/29/1993 for 235,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 507,900                 | 507,900 | 507,900 | 187,272      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 20,800  | 0       | 0            | 5,056          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 528,700 | 528,700 | 528,700 | 192,328 | 192,328 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-765-012-00   | 2026 Est. T.C.V.    | LOSH ADRIENNE &      |
| Property Class: 407 |                     | 20 SAND PIPER        |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L240 P608 L392 P395/94 APARTMENT 12 SAND PIPER CONDOMINIUM REC IN LIBER 198  
 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

# Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H765 SANDP 1170-1271 SF |          |             | 1 Units | 330000 | 0.00000    | 100   |              | 330,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 609 SF Floor Area = 1218 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 609    |          |            |
|         |          |            | Total: | 182,435  | 136,825    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 133 | 3,300 | 2,475 |
| Treated Wood | 40  | 1,663 | 1,247 |

### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 79 | 4,191 | 3,143 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,054 |
| Prefab 2 Story    | 1 | 4,533 | 3,400 |

Totals: 222,684 167,010

### Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 517,731

2026 Est. T.C.V. 006-765-012-00 = 847,731

Est. TCV/Total Floor Area = 696.00

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 407,000       | 407,000    | 407,000 | 301,610      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 16,900     | 0       | 0            | 8,143          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 423,900       | 423,900    | 423,900 | 309,753      | 309,753        | 0       |  |



|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-765-013-00   | 2026 Est. T.C.V.    | GERBER GLORIA M REVOC LIVING TRUST |
| Property Class: 407 |                     | 21 SAND PIPER                      |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L235 P771 L457 P700 L812 P493/04 L871 P523&525/05 APARTMENT 13 SAND PIPER  
 CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N  
 R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage    | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------|-------------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H765 SANDP  | 902-1041 SF |       | 1 Units     | 320000 | 0.00000 | 100   |                         | 320,000 |
|             |             | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 320,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 902 SF Floor Area = 902 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 902    |          |            |
|         |          |            | Total: | 145,988  | 116,790    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 137 | 3,366 | 2,693 |
| Treated Wood | 49  | 1,814 | 1,451 |
| Treated Wood | 81  | 2,375 | 1,900 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,626 |
|----------------|---|-------|-------|

Totals: 174,732 139,785

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 433,334

2026 Est. T.C.V. 006-765-013-00 = 753,334

Est. TCV/Total Floor Area = 835.18, Most recent sale 08/31/2005 for 587,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 362,200       | 362,200    | 362,200 | 225,541      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,500     | 0       | 0            | 6,089          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 376,700       | 376,700    | 376,700 | 231,630      | 231,630        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-765-014-00   | 2026 Est. T.C.V.    | GHERLAN ALEXANDER JR TRUST |
| Property Class: 407 |                     | 25 SAND PIPER              |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L310 P191 L337 P827&836 L377 P909&918/93 L783 P947/04 L828 P7/04 APARTMENT 14  
 SAND PIPER CONDOMINIUM REC IN L198 P381-416/AMEND L713 P424-439 SECS 14 & 23  
 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage     | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------|--------------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H765 SANDP  | 1170-1271 SF |       | 1 Units     | 330000 | 0.00000 | 100   |                         | 330,000 |
|             |              | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1170 SF Floor Area = 1170 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,170  |          |            |
|         |          |            | Total: | 183,586  | 137,688    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 170 | 3,876 | 2,907 |
| Treated Wood | 51  | 1,849 | 1,387 |
| Treated Wood | 20  | 966   | 724   |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,400 |
|----------------|---|-------|-------|

Totals: 211,466 158,597

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 491,651

2026 Est. T.C.V. 006-765-014-00 = 821,651

Est. TCV/Total Floor Area = 702.27, Most recent sale 07/02/2004 for 1

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 393,300                 | 393,300 | 393,300   | 289,963        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 17,500  | 0         | 7,829          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 410,800                 | 410,800 | 410,800   | 297,792        | 297,792     | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-765-015-00   | 2026 Est. T.C.V.    | STINSON G PHILLIP LIVING TRUST |
| Property Class: 407 |                     | 27 SAND PIPER                  |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L234 P49 L404 P247/95 L583 P417/01 APARTMENT 15 SAND PIPER CONDOMINIUM REC IN  
LIBER 198 PAGES 381-416/AMEND L713 P424-439 AS TENANTS IN COMMON SECS 14 & 23  
T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage     | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------|--------------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H765 SANDP  | 1170-1271 SF |       | 1 Units     | 330000 | 0.00000 | 100   |                         | 330,000 |
|             |              | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 609 SF Floor Area = 1218 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 609    |          |            |
|         |          |            | Total: | 182,435  | 145,949    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 133 | 3,300 | 2,640 |
| Treated Wood | 40  | 1,663 | 1,330 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 79 | 4,191 | 3,353 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,325 |
| Prefab 2 Story    | 1 | 4,533 | 3,626 |

Totals: 222,684 178,148

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 552,259

2026 Est. T.C.V. 006-765-015-00 = 882,259

Est. TCV/Total Floor Area = 724.35, Most recent sale 05/18/2001 for 389,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 423,100       | 423,100    | 423,100 | 186,439      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 18,000     | 0       | 0            | 5,033          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 441,100       | 441,100    | 441,100 | 191,472      | 191,472        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-765-016-00   | 2026 Est. T.C.V.    | SANBORN JOHN         |
| Property Class: 407 |                     | 28 SAND PIPER        |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L313 P609 L365 P730/93 APARTMENT 16 SAND PIPER CONDOMINIUM REC IN LIBER 198  
 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|---------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
| H765 SANDP 1538 & 1622 SF |          |             | 1 Units | 430000.00000            | 100  |       |        | 430,000 |
|                           | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 430,000 |

Land Improvement Cost Estimates

| Description                       | Rate  | Size              | % Good | Cash Value |
|-----------------------------------|-------|-------------------|--------|------------|
| Wood Frame                        | 31.82 | 224               | 50     | 3,564      |
| Total Estimated Land Improvements |       | True Cash Value = |        | 3,564      |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
 Ground Area = 811 SF Floor Area = 1622 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 811    |          |            |
|         |          |            | Total: | 242,048  | 181,534    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 176 | 3,964 | 2,973 |
| Treated Wood | 176 | 3,964 | 2,973 |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 70 | 3,714 | 2,785 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 5,406 | 4,054 |
| Prefab 2 Story    | 1 | 4,533 | 3,400 |

Totals: 284,785 213,585

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 662,114

2026 Est. T.C.V. 006-765-016-00 = 1,095,678

Est. TCV/Total Floor Area = 675.51, Most recent sale 06/29/1993 for 250,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 525,600                 | 525,600 | 525,600   | 186,082        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 22,200  | 0         | 5,024          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 547,800                 | 547,800 | 547,800   | 191,106        | 191,106     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-765-017-00   | 2026 Est. T.C.V.    | 23-24 SANDPIPER LLC  |
| Property Class: 407 |                     | 23 SAND PIPER        |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L516 P698/99 L693 P435/02 L719 P380/03 L843 P497/05 APARTMENT 17 SAND PIPER  
 CONDOMINIUM REC IN L198 P381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| H765 SANDP 902-1041 SF |          |       | 1 Units     | 320000.00000 | 100        |       |              | 320,000 |
|                        |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 320,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 902 SF Floor Area = 902 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 902    |          |            |
|         |          |            | Total: | 145,988  | 109,491    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 81 | 2,375 | 1,781 |
|--------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 137 | 7,268 | 5,451 |
| Wood Balcony | 49  | 2,599 | 1,949 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 178,553 133,913

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 415,130

2026 Est. T.C.V. 006-765-017-00 = 735,130

Est. TCV/Total Floor Area = 815.00, Most recent sale 11/30/2016 for 400,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 353,200       | 353,200    | 353,200 | 217,896      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,400     | 0       | 0            | 5,883          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 367,600       | 367,600    | 367,600 | 223,779      | 223,779        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-765-018-00   | 2026 Est. T.C.V.    | MOSCOW DANIEL M & MOSCOW-COHEN R & |
| Property Class: 407 |                     | 26 SAND PIPER                      |
| Map #: 16,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L253 P418 L424 P483-485/96 APARTMENT 18 SAND PIPER CONDOMINIUM REC IN LIBER 198  
 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W. 2011 1077-28

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H765 SANDP 1170-1271 SF |          |             | 1 Units | 330000 | 0.00000    | 100   |              | 330,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1171 SF Floor Area = 1271 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,171  |          |            |
| 1 Story | Siding   | Overhang   | 100    |          |            |
|         |          |            | Total: | 194,392  | 145,794    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 170 | 9,019 | 6,764 |
| Wood Balcony | 51  | 2,706 | 2,029 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 20 | 966 | 724 |
|--------------|----|-----|-----|

Totals: 227,406 170,552

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 528,711

2026 Est. T.C.V. 006-765-018-00 = 858,711

Est. TCV/Total Floor Area = 675.62, Most recent sale 05/31/1996 for 245,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 410,600                 | 410,600 | 410,600   | 181,346        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 18,800  | 0         | 4,896          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 429,400                 | 429,400 | 429,400   | 186,242        | 186,242     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-770-001-03   | 2026 Est. T.C.V.    | ERDMANN E THOMAS III |
| Property Class: 401 |                     | 6968 W HARBOR HWY    |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L618 P754 L695 P790 L695 P793/02 2002 REMAINDER FROM INTEREST SPLITS LOT 1 SANDY SHORES SUBDIVISION SEC 21 T29N R14W. 2008 ALL THREE COMBINED - NEW PARCEL #006-770-001-03

2008 ALL THREE COMBINED - NEW PARCEL #006-770-001-03

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 96.06 | 626.00 | 0.9998 | 1.0686 | 21000 | 100    | 2,155,397                         |
| 96 Actual Front Feet, 1.38 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 2,155,397 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 432  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1592 SF Floor Area = 1990 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,592  |          |            |
|            |          |             | Total: | 260,019  | 169,016    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 2 | 9,133 | 5,936 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 484 | 19,413 | 12,618 |
| Door Opener | 1   | 537    | 349    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 310,599 201,893

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 545,111

2026 Est. T.C.V. 006-770-001-03 = 2,708,008

Est. TCV/Total Floor Area = 1360.81, Most recent sale 01/26/2024 for 2,800,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

|           |           |           |           |      |
|-----------|-----------|-----------|-----------|------|
| 1,291,300 | 1,291,300 | 1,291,300 | 1,291,300 | 2.70 |
|-----------|-----------|-----------|-----------|------|

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-770-001-03

Page: 2

|               |           |           |           |             |         |
|---------------|-----------|-----------|-----------|-------------|---------|
| 0             | 62,700    | 0         | 0         | 34,865      | 0       |
| 2026 Assessed | MBOR      | S.E.V.    | Capped    | ->Taxable<- | PRE/MBT |
| 1,354,000     | 1,354,000 | 1,354,000 | 1,326,165 | 1,326,165   | 0       |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-770-002-00   | 2026 Est. T.C.V.    | KOMMETH DANIEL & NATALIE |
| Property Class: 401 |                     | 6950 W HARBOR HWY        |
| Map #: 28           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L875 P128/05 L909 P828/06 LOT 2 SANDY SHORES SUBDIVISION SEC 21 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                        | 96.06    | 622.00 | 0.9998 | 1.0669 | 21000 | 100   |                         | 2,151,946 |
| 96 Actual Front Feet, 1.37 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,151,946 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 4500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 2    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1696 SF Floor Area = 1696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,696  |          |            |
|         |          |             | Total: | 282,167  | 183,409    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 165 | 15,363 | 9,986  |
| CGEP (1 Story) | 95  | 10,431 | 6,780  |
| CGEP (1 Story) | 504 | 39,297 | 25,543 |
| WPP            | 560 | 13,037 | 8,474  |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 147 | 3,521 | 2,289 |
|--------------|-----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 440 | 23,918 | 15,547 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,694 |
| Door Opener         | 1   | 672    | 437    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 4,496 |
|------------------|---|-------|-------|

Totals: 417,600 271,440

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 732,888

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1965

Parcel Number: 45-006-770-002-00

Page: 2

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,152  |          |            |
|         |          |             | Total: | 160,802  | 96,482     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 64 | 2,023 | 1,214 |
|---------------|----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 167,043 | 100,227 |
|---------|---------|---------|

## Notes:

|                                        |         |
|----------------------------------------|---------|
| ECF (4085 LAKE MICHIGAN) 2.700 => TCV: | 270,613 |
|----------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-770-002-00 | = | 3,165,447 |
|---------------------------------|---|-----------|

|                                                                                |
|--------------------------------------------------------------------------------|
| Est. TCV/Total Floor Area = 1111.46, Most recent sale 10/03/2012 for 1,200,000 |
|--------------------------------------------------------------------------------|

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,508,600     | 1,508,600      | 1,508,600 | 833,668      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 74,100         | 0         | 0            | 22,509         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,582,700     | 1,582,700      | 1,582,700 | 856,177      | 856,177        | 0       |  |

45-006-770-003-01                      2026 Est. T.C.V.                      POWELL MARY ANN TRUST  
 Property Class: 401                      W HARBOR HWY  
 Map #: 28,34                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

LOT 3 SANDY SHORES SUBDIVISION, GLEN ARBOR TOWNSHIP  
 SPLIT ON 10/24/2011 FROM 006-770-003-00;

L403 P385&386/95 L721 P286/03 LOTS 3 & 4 SANDY SHORES SUBDIVISION SECS 21 & 22  
 T29N R14W.

Split/Comb. on 10/24/2011 completed 10/24/2011 TIM ;  
 Parent Parcel(s): 006-770-003-00;  
 Child Parcel(s): 006-770-003-01, 006-770-004-00;  
 -----  
 SEPARATE PARCELS SO THAT LOT 3 & LOT 4 ARE TAXED SEPARATELY.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN  
 \* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                        | 96.06    | 615.00 | 0.9998 | 1.0639 | 21000 | 100   |                         | 2,145,866 |
| 96 Actual Front Feet, 1.36 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,145,866 |

Cost Est. for Res. Bldg: 1 Single Family GARAGE                      Cls C 10 Blt 1965

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories                     | Exterior | Foundation | Size | Cost New | Depr. Cost |
|-----------------------------|----------|------------|------|----------|------------|
| Other Additions/Adjustments |          |            |      |          |            |

#### Plumbing

|                |   |        |        |
|----------------|---|--------|--------|
| 3 Fixture Bath | 1 | -4,567 | -2,740 |
|----------------|---|--------|--------|

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 480 | 19,301 | 11,581 |
| Door Opener | 1   | 537    | 322    |

|         |        |       |
|---------|--------|-------|
| Totals: | 15,271 | 9,163 |
|---------|--------|-------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 24,740

2026 Est. T.C.V. 006-770-003-01 = 2,170,606

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/02/2012 for 911,800

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 1,034,500               | 1,034,500 | 1,034,500 | 618,729        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 50,800    | 0         | 16,705         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,085,300               | 1,085,300 | 1,085,300 | 635,434        | 635,434     | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-770-004-00   | 2026 Est. T.C.V.    | POWELL NICHOLAS K TRUST |
| Property Class: 401 |                     | 6936 W HARBOR HWY       |
| Map #: 28,34        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

LOT 4 SANDY SHORES SUBDIVISION, GLEN ARBOR TOWNSHIP.  
 SPLIT ON 10/24/2011 FROM 006-770-003-00 (RETIRED)  
 L403 P385&386/95 L721 P286/03 LOTS 3 & 4 SANDY SHORES SUBDIVISION SECS 21 & 22  
 T29N R14W.

Split/Comb. on 10/24/2011 completed 10/24/2011 TIM ;  
 Parent Parcel(s): 006-770-003-00;  
 Child Parcel(s): 006-770-003-01, 006-770-004-00;  
 -----  
 SEPARATE PARCELS SO THAT LOT 3 & LOT 4 ARE TAXED SEPARATELY.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN  
 \* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                        | 96.06    | 615.00 | 0.9998 | 1.0639 | 21000      | 100   |              | 2,145,866 |
| 96 Actual Front Feet, 1.36 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,145,866 |

Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 24.41     | 494  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.01      | 3900 | 0      | 0          |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 10,000     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2012

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2284 SF Floor Area = 4264 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 2,284 |          |            |
| 1 Story   | Siding   | Overhang    | 230   |          |            |
| 1 Story   | Siding   | Overhang    | 608   |          |            |
|           |          | Total:      |       | 622,810  | 560,541    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 4 | 41,101 | 36,991 |
| 2 Fixture Bath     | 2 | 13,700 | 12,330 |

Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 1000 Gal Septic      | 1 | 6,011  | 5,410  |
| 2000 Gal Septic      | 1 | 11,719 | 10,547 |
| Water Well, 100 Feet | 1 | 6,941  | 6,247  |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 96  | 7,179  | 6,461  |
| WSEP (1 Story) | 230 | 18,064 | 16,258 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Base Cost           | 1016 | 65,268 | 58,741 |
| Common Wall: 1 Wall | 1    | -3,584 | -3,226 |
| Door Opener         | 3    | 2,257  | 2,031  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

Parcel Number: 45-006-770-004-00

Page: 2

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,644 |
|------------------|---|-------|-------|

## Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 959 | 13,781 | 12,403 |
|--------------|-----|--------|--------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 824,959 | 742,475 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 2,004,683

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-770-004-00 | = | 4,160,549 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 975.74, Most recent sale 09/30/2011 for 505,250

|               |                |           |              |                |         |
|---------------|----------------|-----------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,929,200     | 1,929,200      | 1,929,200 | 966,799      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 130,600       | 20,500         | 0         | 130,600      | 26,103         | 0       |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 2,080,300     | 2,080,300      | 2,080,300 | 1,123,502    | 1,123,502      | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-770-005-00   | 2026 Est. T.C.V.    | PUTNAM PETER R COTTAGE TRUST & |
| Property Class: 401 |                     | 6914 W HARBOR HWY              |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L399 P389/95 L908 P228&230/06 LOT 5 SANDY SHORES SUBDIVISION UND 50% TENANT IN  
COMMON INTEREST - JACK S PUTNAM LIVING TRUST UND 50% TENANT IN COMMON INTEREST -  
SUSAN R PUTNAM LIVING TRUST SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 96.06 | 610.00 | 0.9998 | 1.0617 | 21000 | 100    | 2,141,491                         |
| 96 Actual Front Feet, 1.35 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 2,141,491 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 25   | 0      | 0          |
| D/W/P: Asphalt Paving     | 3.16  | 2500 | 0      | 0          |
| Wood Frame                | 25.11 | 200  | 50     | 2,511      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,511      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1966

(11) Heating System: Forced Heat & Cool

Ground Area = 2347 SF Floor Area = 2347 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,347 |          |            |
| Total:  |          |             |       | 339,904  | 254,917    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 102 | 2,201 | 1,651 |
|-----|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 968 | 32,080 | 24,060 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,636 |
| Door Opener         | 1   | 537    | 403    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
| Wood Stove       | 1 | 2,552 | 1,914 |

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 779 | 10,119 | 7,589 |
|--------------|-----|--------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 409,964 307,461

Notes:

---

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 830,145

---

2026 Est. T.C.V. 006-770-005-00 = 2,979,147

Est. TCV/Total Floor Area = 1269.34, Most recent sale 07/07/2006 for 0

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,421,600     | 1,421,600      | 1,421,600 | 385,233      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 68,000         | 0         | 0            | 10,401         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,489,600     | 1,489,600      | 1,489,600 | 395,634      | 395,634        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-770-006-00   | 2026 Est. T.C.V.    | MUNSON JAMES & BARBARA JOINT TRUST |
| Property Class: 401 |                     | 6890 W HARBOR HWY                  |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L1178P459&453 L398 P146 L416 P261 L481 P931 L487 P896 L720 P386 L721 P336/03 LOT  
6 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000       | 96.06    | 607.00      | 0.9998 | 1.0604 | 21000      | 100   |              | 2,138,853 |
| 96 Actual Front Feet, | 1.34     | Total Acres |        |        | Total Est. |       | Land Value = | 2,138,853 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.53     | 2400 | 0      | 0          |
| Wood Frame                                          | 30.31    | 336  | 50     | 5,092      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,592      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2279 SF Floor Area = 2519 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,279 |          |            |
| 1 Story | Siding   | Overhang    | 240   |          |            |
| Total:  |          |             |       | 395,171  | 296,376    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |
| Separate Shower    | 1 | 2,720  | 2,040  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

Porches

|     |     |        |        |
|-----|-----|--------|--------|
| CPP | 112 | 2,994  | 2,245  |
| WPP | 864 | 17,703 | 13,277 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 39,456 | 29,592 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,298 |
| Door Opener         | 1   | 672    | 504    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,396 |
|------------------|---|-------|-------|

Totals: 495,779 371,831

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,003,944

2026 Est. T.C.V. 006-770-006-00 = 3,150,389

Est. TCV/Total Floor Area = 1250.65

2025 Assessed MBOR S.E.V. Base for Cap IRM



Parcel Number: 45-006-770-006-00

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|           |           |                |           |           |                |
|-----------|-----------|----------------|-----------|-----------|----------------|
| 1,505,700 | 1,505,700 | 1,505,700      | 436,559   | 2.70      |                |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment |
|           | 0         | 69,500         | 0         | 0         | 11,787         |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    |
|           | 1,575,200 | 1,575,200      | 1,575,200 | 448,346   | 448,346        |
|           |           |                |           |           | PRE/MBT        |

45-006-770-007-00  
Property Class: 401  
Map #: 34

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

KLEVORN ROBERT S & MARCY  
6872 W HARBOR HBR  
GLEN ARBOR, MI 49636

L307 P936/90 LOT 7 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

# Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000                        | 96.06    | 603.00 | 0.9998 | 1.0587 | 21000      | 100   |              | 2,135,320 |
| 96 Actual Front Feet, 1.33 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 2,135,320 |

## Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value              |
|-----------------------------------|------|------|--------|-------------------------|
| D/W/P: Asphalt Paving             | 3.16 | 3400 | 50     | 5,372                   |
| Total Estimated Land Improvements |      |      |        | True Cash Value = 5,372 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1954 SF Floor Area = 2960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,954 |          |            |
| 1 Story    | Siding   | Overhang   | 517   |          |            |
|            |          | Total:     |       | 499,290  | 494,295    |

## Other Additions/Adjustments

|                      |      |         |         |
|----------------------|------|---------|---------|
| Basement Living Area | 1954 | 104,715 | 103,668 |
|----------------------|------|---------|---------|

## Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 100 | 4,584 | 4,538 |
|--------------|-----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,575 | 2,549 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 5 | 33,579 | 33,243 |
| 2 Fixture Bath     | 2 | 8,999  | 8,909  |

## Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 100 Feet | 1 | 6,514  | 6,449  |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 102 | 3,935  | 3,896  |
| WSEP (1 Story) | 225 | 15,586 | 15,430 |
| WPP            | 847 | 17,355 | 17,181 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 869 | 50,124 | 49,623 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 2   | 1,343  | 1,330  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 1 Story    | 2 | 7,334 | 7,261 |
| Direct-Vented Gas | 1 | 4,399 | 4,355 |

Totals: 774,260 766,516

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 2,069,593

Parcel Number: 45-006-770-007-00

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2026 Est. T.C.V. 006-770-007-00 = 4,210,285  
 Est. TCV/Total Floor Area = 1422.39, Most recent sale 08/17/2010 for 1,250,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,020,500 2,020,500 2,020,500 1,341,261 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 84,600 0 0 36,214 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,105,100 2,105,100 2,105,100 1,377,475 1,377,475 0

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-770-008-00   | 2026 Est. T.C.V.    | EGLOFF JOHN D & PATRICIA K |
| Property Class: 401 |                     | 6876 W HARBOR HWY          |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L343 P452 L378 P64/93 LOT 8 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                         | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|---------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                                                     | 96.06    | 600.00 | 0.9998 | 1.0574 | 21000 | 100   |        | 2,132,660 |
| LK MI "A" 21000                                                     | 0.00     | 600.00 | 0.9998 | 1.0574 | 21000 | 100   |        | 0         |
| 96 Actual Front Feet, 1.32 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 2,132,660 |

## Land Improvement Cost Estimates

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

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 1955 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1788 SF      Floor Area = 1788 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,788  |          |            |
|         |          |             | Total: | 296,931  | 178,160    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,282 |
| 3 Fixture Bath     | 1 | 6,716 | 4,030 |
| 2 Fixture Bath     | 1 | 4,500 | 2,700 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,325 |
| Water Well, 100 Feet | 1 | 6,514 | 3,908 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 450 | 7,331 | 4,399 |
|--------------|-----|-------|-------|

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 408 | 22,693 | 13,616 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,564 |
| Door Opener         | 1   | 672    | 403    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,386 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 5,117 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 362,933 | 217,763 |
|---------|---------|---------|

## Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 587,960

2026 Est. T.C.V. 006-770-008-00 = 2,725,620

Est. TCV/Total Floor Area = 1524.40, Most recent sale 08/13/1996 for 166,666

|               |           |           |              |      |
|---------------|-----------|-----------|--------------|------|
| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
| 1,300,500     | 1,300,500 | 1,300,500 | 410,738      | 2.70 |

Parcel Number: 45-006-770-008-00

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|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 62,300         | 0         | 0         | 11,089         | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,362,800 | 1,362,800      | 1,362,800 | 421,827   | 421,827        | 421,827 |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-770-009-00   | 2026 Est. T.C.V.    | STANTON DAVID J & LAURA M STANTON |
| Property Class: 401 |                     | 6868 W HARBOR HWY                 |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L308 P829&831 L357 P859 L436 P446&447/96 LOT 9 SANDY SHORES SUBDIVISION SEC 22  
T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| LK MI "A" 21000                        | 96.06    | 606.00 | 0.9998 | 1.0600 | 21000 | 100   |        | 2,137,971                         |
| 96 Actual Front Feet, 1.34 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 2,137,971 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1996

(11) Heating System: Forced Heat & Cool  
Ground Area = 1682 SF Floor Area = 2814 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Basement   | 1,132  |          |            |
| 1 Story | Siding   | Basement   | 550    |          |            |
|         |          |            | Total: | 529,328  | 423,439    |

Other Additions/Adjustments

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 110 | 4,703 | 3,762 |
|---------------|-----|-------|-------|

Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 269 | 5,466  | 4,373 |
| Treated Wood | 786 | 11,295 | 9,036 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 702 | 50,902 | 40,722 |
| Common Wall: 1/2 Wall | 1   | -1,792 | -1,434 |
| Door Opener           | 2   | 1,504  | 1,203  |

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 512 | 40,719 | 32,575 |
| Door Opener | 1   | 752    | 602    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 9,429 |
|------------------|---|--------|-------|

Totals: 687,997 550,375

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,486,013

Parcel Number: 45-006-770-009-00

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|                                     |           |                |              |             |                |        |
|-------------------------------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2026 Est. T.C.V. 006-770-009-00     |           |                |              | =           | 3,631,484      |        |
| Est. TCV/Total Floor Area = 1290.51 |           |                |              |             |                |        |
| 2025 Assessed                       | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,733,600                           | 1,733,600 | 1,733,600      | 418,124      | 2.70        |                |        |
| 2026                                | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|                                     | 0         | 82,100         | 0            | 0           | 11,289         | 0      |
| 2026 Assessed                       | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,815,700                           | 1,815,700 | 1,815,700      | 429,413      | 429,413     | 429,413        |        |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-770-010-03   | 2026 Est. T.C.V.    | BERLACHER KRISTEN & MAY KEENEN |
| Property Class: 401 |                     | 6860 W HARBOR HWY              |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L222 P75 L371 P92&93 L371 P516/93 L214 P713 L524 P001 L549 P429/00 LOT 10 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.  
 COMBINED INTEREST SPLITS ON 03/31/2021 FROM 006-770-010-00, 006-770-010-01, 006-770-010-02;

Split/Comb. on 03/31/2021 completed 03/31/2021 TIM COMBINE INTEREST SPLITS;

Parent Parcel(s): 006-770-010-00, 006-770-010-01, 006-770-010-02;

Child Parcel(s): 006-770-010-03;

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN  
 \* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| LK MI "A" 21000                        | 96.06    | 595.00 | 0.9998 | 1.0552 | 21000 | 100   |                         | 2,128,203 |
| 96 Actual Front Feet, 1.31 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 2,128,203 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: Crushed Rock | 2.53 | 1500 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1837 SF Floor Area = 2768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 931  |          |            |
| 1 Story | Siding   | Basement    | 906  |          |            |
|         |          | Total:      |      | 457,217  | 365,774    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 900 | 24,606 | 19,685 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

#### Deck

|                                    |     |       |       |
|------------------------------------|-----|-------|-------|
| Treated Wood                       | 215 | 4,549 | 3,639 |
| Treated Wood                       | 564 | 8,511 | 6,809 |
| Treated Wood                       | 60  | 2,038 | 1,630 |
| Treated Wood w/Roof (Deck Portion) | 60  | 2,038 | 1,630 |
| Treated Wood w/Roof (Roof portion) | 60  | 1,529 | 1,223 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 800 | 39,488 | 31,590 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 2   | 1,343  | 1,074  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|



Parcel Number: 45-006-770-010-03

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## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 16,991 | 13,593 |
|------------------|---|--------|--------|

|         |         |         |
|---------|---------|---------|
| Totals: | 598,060 | 478,448 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,291,810

|                                                  |        |          |
|--------------------------------------------------|--------|----------|
| Cost Est. for Res. Bldg: 2 Single Family 1 STORY | Cls BC | Blt 2001 |
|--------------------------------------------------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

|         |          |             |        |          |            |
|---------|----------|-------------|--------|----------|------------|
| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Crawl Space | 480    |          |            |
|         |          |             | Total: | 82,484   | 65,987     |

Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
|--------------------|---|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 88,596 | 70,877 |
|---------|--------|--------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 191,368

2026 Est. T.C.V. 006-770-010-03 = 3,616,381

Est. TCV/Total Floor Area = 1113.42, Most recent sale 05/04/2022 for 2,800,000

|               |                |           |              |                |           |  |
|---------------|----------------|-----------|--------------|----------------|-----------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |           |  |
| 1,729,700     | 1,729,700      | 1,729,700 | 1,451,807    | 2.70           |           |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses    |  |
| 0             | 78,500         | 0         | 0            | 39,198         | 0         |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT   |  |
| 1,808,200     | 1,808,200      | 1,808,200 | 1,491,005    | 1,491,005      | 1,491,005 |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-770-011-00   | 2026 Est. T.C.V.    | PLESSNER MICHAEL A & NANCY W |
| Property Class: 401 |                     | 6842 W HARBOR HWY            |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L301 P77 L519 P904/99 LOT 11 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| LK MI "A" 21000                        | 96.06    | 600.00 | 0.9998 | 1.0574 | 21000 | 100   |        | 2,132,660                         |
| 96 Actual Front Feet, 1.32 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 2,132,660 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68  | 8500 | 0      | 0          |
| D/W/P: 3.5 Concrete   | 7.73  | 114  | 0      | 0          |
| D/W/P: Crushed Rock   | 2.53  | 400  | 0      | 0          |
| D/W/P: 4in Ren. Conc. | 10.45 | 400  | 0      | 0          |
| Wood Frame            | 32.04 | 208  | 50     | 3,332      |

## Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 13,332     |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 2011 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1439 SF Floor Area = 1439 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,439  |          |            |
|         |          |            | Total: | 288,854  | 259,967    |

## Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Basement Living Area                    | 1400 | 75,026 | 67,523 |
| Basement, Outside Entrance, Above Grade | 1    | 2,575  | 2,317  |

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 2 Fixture Bath     | 1 | 4,500 | 4,050 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,987 |
| Water Well, 100 Feet | 1 | 6,514 | 5,863 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 143 | 8,783 | 7,905 |
| WPP           | 203 | 6,228 | 5,605 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 612 | 38,948 | 35,053 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,758 |
| Door Opener         | 1   | 672    | 605    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 444,357 | 399,918 |
|---------|---------|---------|

Parcel Number: 45-006-770-011-00

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Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,079,779

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2026 Est. T.C.V. 006-770-011-00 = 3,225,771

Est. TCV/Total Floor Area = 2241.68

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,543,100     | 1,543,100      | 1,543,100 | 695,022      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 69,800         | 0         | 0            | 18,765         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,612,900     | 1,612,900      | 1,612,900 | 713,787      | 713,787        | 713,787 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-770-012-00   | 2026 Est. T.C.V.    | SCHENK CHRISTOPH     |
| Property Class: 401 |                     | 6824 W HARBOR HWY    |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L532 P794 L555 P907&923/00 L568 P695/01 L613 P684&700/01 L700 P273&298/03 L754  
P803/03 L756 P764/03 L928 P610/07 LOT 12 SANDY SHORES SUBDIVISION SEC 22 T29N  
R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 96.06 | 607.00 | 0.9998 | 1.0604 | 21000 | 100    | 2,138,853                         |
| 96 Actual Front Feet, 1.34 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 2,138,853 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls A Blt 2015

(11) Heating System: No Heating/Cooling  
Ground Area = 2660 SF Floor Area = 6461 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New  | Depr. Cost |
|---------|----------|------------|-------|-----------|------------|
| 2 Story | Stone    | Basement   | 2,660 |           |            |
| 1 Story | Siding   | Overhang   | 860   |           |            |
| 1 Story | Siding   | Overhang   | 281   |           |            |
|         |          | Total:     |       | 1,691,198 | 1,555,900  |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 5,459 | 5,022 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                 |   |        |        |
|-----------------|---|--------|--------|
| 3 Fixture Bath  | 3 | 38,079 | 35,033 |
| 2 Fixture Bath  | 1 | 8,462  | 7,785  |
| Separate Shower | 1 | 3,640  | 3,349  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,615 | 6,086 |
| Water Well, 100 Feet | 1 | 7,582 | 6,975 |

#### Garages

|                                                            |      |        |        |
|------------------------------------------------------------|------|--------|--------|
| Class: A Exterior: Siding Foundation: 42 Inch (Finished)   |      |        |        |
| Common Wall: 1 Wall                                        | 1    | -4,206 | -3,870 |
| Base Cost                                                  | 1023 | 84,510 | 77,749 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) |      |        |        |
| Base Cost                                                  | 768  | 26,888 | 24,737 |

#### Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 2 | 19,341 | 17,794 |
|------------------|---|--------|--------|

Totals: 1,887,568 1,736,560

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 4,688,712

|                                                                                |   |           |
|--------------------------------------------------------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-770-012-00                                                | = | 6,832,565 |
| Est. TCV/Total Floor Area = 1057.51, Most recent sale 08/15/2003 for 1,350,000 |   |           |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                     |   |           |
| 3,232,900 3,232,900 3,232,900 1,793,882 2.70                                   |   |           |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                   |   |           |
| 0 183,400 0 0 48,434 0                                                         |   |           |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                           |   |           |

|           |           |           |           |           |           |
|-----------|-----------|-----------|-----------|-----------|-----------|
| 3,416,300 | 3,416,300 | 3,416,300 | 1,842,316 | 1,842,316 | 1,842,316 |
|-----------|-----------|-----------|-----------|-----------|-----------|

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-770-013-00   | 2026 Est. T.C.V.    | MCLAUGHLIN EDWARD LIVING TRUST |
| Property Class: 401 |                     | 6796 W HARBOR HWY              |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L262 P587/86 LOT 13 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                        | 96.06    | 614.00 | 0.9998 | 1.0635 | 21000 | 100   |        | 2,144,993 |
| 96 Actual Front Feet, 1.35 Total Acres |          |        |        |        |       |       |        | 2,144,993 |
| Total Est. Land Value =                |          |        |        |        |       |       |        | 2,144,993 |

## Land Improvement Cost Estimates

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

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 2 STORY | Cls BC | Blt 1981 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2331 SF Floor Area = 4682 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,081 |          |            |
| 1 Story | Siding   | Crawl Space | 264   |          |            |
| 1 Story | Siding   | Crawl Space | 384   |          |            |
| 1 Story | Siding   | Crawl Space | 126   |          |            |
| 1 Story | Siding   | Crawl Space | 476   |          |            |
| 1 Story | Siding   | Overhang    | 1270  |          |            |
| Total:  |          |             |       | 654,628  | 458,239    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 492 | 7,783 | 5,448 |
| Treated Wood | 336 | 6,065 | 4,245 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Common Wall: 1 Wall | 1    | -3,064 | -2,145 |
| Door Opener         | 2    | 1,343  | 940    |
| Base Cost           | 1270 | 69,469 | 48,628 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,239 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 771,449 | 540,012 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,458,032

2026 Est. T.C.V. 006-770-013-00 = 3,608,025

Est. TCV/Total Floor Area = 770.62, Most recent sale 01/10/1981 for 69,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-770-013-00

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|           |           |                |           |           |                |         |
|-----------|-----------|----------------|-----------|-----------|----------------|---------|
| 1,726,600 | 1,726,600 | 1,726,600      | 427,590   | 2.70      |                |         |
| 2026      | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|           | 0         | 77,400         | 0         | 0         | 11,544         | 0       |
| 2026      | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|           | 1,804,000 | 1,804,000      | 1,804,000 | 439,134   | 439,134        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-770-014-00   | 2026 Est. T.C.V.    | HESTON WILLIAM A & JANET E |
| Property Class: 401 |                     | 6788 W HARBOR HWY          |
| Map #: 34           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L212 P326/79 LOT 14 SANDY SHORES SUBDIVISION UND 1/2 INT EACH SEC 22 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                        | 96.06    | 620.00 | 0.9998 | 1.0661 | 21000 | 100   |        | 2,150,214 |
| 96 Actual Front Feet, 1.37 Total Acres |          |        |        |        |       |       |        | 2,150,214 |
| Total Est. Land Value =                |          |        |        |        |       |       |        | 2,150,214 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 23.03    | 396  | 50     | 4,560      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,060      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1552 SF Floor Area = 1552 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,552 |          |            |
| Total:  |          |             |       | 229,986  | 149,482    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 224 | 9,260 | 6,019 |
|---------------|-----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 576 | 8,145 | 5,294 |
| Treated Wood | 212 | 4,232 | 2,751 |
| Treated Wood | 530 | 7,712 | 5,013 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
| Sauna            | 1 | 6,641 | 4,317 |

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|           |     |       |       |
|-----------|-----|-------|-------|
| Base Cost | 144 | 7,233 | 4,701 |
|-----------|-----|-------|-------|

Totals: 299,137 194,431

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 524,964

2026 Est. T.C.V. 006-770-014-00 = 2,681,238

Est. TCV/Total Floor Area = 1727.60

|               |           |           |              |      |
|---------------|-----------|-----------|--------------|------|
| 2025 Assessed | MBOR      | S.E.V.    | Base for Cap | IRM  |
| 1,279,200     | 1,279,200 | 1,279,200 | 332,466      | 2.70 |



Parcel Number: 45-006-770-014-00

Page: 2

|      |           |                |           |           |                |         |
|------|-----------|----------------|-----------|-----------|----------------|---------|
| 2026 | New       | Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses  |
|      | 0         | 61,400         | 0         | 0         | 8,976          | 0       |
| 2026 | Assessed  | MBOR           | S.E.V.    | Capped    | ->Taxable<-    | PRE/MBT |
|      | 1,340,600 | 1,340,600      | 1,340,600 | 341,442   | 341,442        | 341,442 |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-775-001-00   | 2026 Est. T.C.V.    | LAMOTT WILLIAM L & ANN M |
| Property Class: 407 |                     | 1 SHIP WATCH             |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L262 P700/86 APARTMENT 1 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND  
L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1346 SF  | 325K  | 1 Units     | 325000.00 | 000        | 100   |              | 325,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1346 SF Floor Area = 1346 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,346  |          |            |
|         |          |            | Total: | 205,313  | 164,249    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 76 | 5,647 | 4,518 |
|---------------|----|-------|-------|

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
|--------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 127 | 6,737 | 5,390 |
| Wood Balcony | 60  | 3,183 | 2,546 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 246,391 197,112

Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 374,513

2026 Est. T.C.V. 006-775-001-00 = 699,513

Est. TCV/Total Floor Area = 519.70

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 336,400       | 336,400    | 336,400 | 133,549      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 13,400     | 0       | 0            | 3,605          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 349,800       | 349,800    | 349,800 | 137,154      | 137,154        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-775-002-00   | 2026 Est. T.C.V.    | EDSON JANICE M TRUST |
| Property Class: 407 |                     | 5 SHIP WATCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L306 P585/89 L323 P749/91 APARTMENT 2 SHIP WATCH CONDOMINIUM REC IN L198  
P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                              | Frontage | Depth | Front   | Depth     | Rate | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|---------|-----------|------|-------|--------|---------|
| H775 SHIP                                | 680 SF   | 130K  | 1 Units | 130000.00 | 000  | 100   |        | 130,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |         |           |      |       |        | 130,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 680 SF Floor Area = 680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 680  |          |            |
| Total:  |          |            |      | 111,701  | 89,362     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 68 | 5,254 | 4,203 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 137 | 7,268 | 5,814 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 147,796 118,238

Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 224,653

2026 Est. T.C.V. 006-775-002-00 = 354,653

Est. TCV/Total Floor Area = 521.55, Most recent sale 05/17/2016 for 255,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 169,800                 | 169,800 | 169,800   | 126,106        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 7,500   | 0         | 3,404          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 177,300                 | 177,300 | 177,300   | 129,510        | 129,510     | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-775-003-00   | 2026 Est. T.C.V.    | SCHLEIF GARY H & PATRICIA P |
| Property Class: 407 |                     | 7 SHIP WATCH                |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L274 P364/87 APARTMENT 3 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND  
L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 154 | 8,170 | 6,536 |
| Wood Balcony | 61  | 3,236 | 2,589 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 201,033 160,827

Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 305,572

2026 Est. T.C.V. 006-775-003-00 = 485,572

Est. TCV/Total Floor Area = 462.45

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 231,800                 | 231,800 | 231,800   | 123,273        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 11,000  | 0         | 3,328          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 242,800                 | 242,800 | 242,800   | 126,601        | 126,601     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-775-004-00   | 2026 Est. T.C.V.    | GERLACH CAROL A TRUST |
| Property Class: 407 |                     | 11 SHIP WATCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L274 P319 L323 P168 L369 P480 L480 P480 APARTMENT 4 SHIP WATCH CONDOMINIUM REC  
IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 141,146    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 61 | 4,872 | 4,141 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 154 | 8,170 | 6,944 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 202,669 172,269

#### Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 327,312

2026 Est. T.C.V. 006-775-004-00 = 507,312

Est. TCV/Total Floor Area = 483.15, Most recent sale 07/09/2021 for 535,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 241,900       | 241,900    | 241,900 | 216,082      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,800     | 0       | 0            | 5,834          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 253,700       | 253,700    | 253,700 | 221,916      | 221,916        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-775-005-00   | 2026 Est. T.C.V.    | PRBD LLC             |
| Property Class: 407 |                     | 3 SHIP WATCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L275 P326 L380 P934 L453 P763/97 L582 P772/01 APARTMENT 5 SHIP WATCH CONDOMINIUM  
 REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N  
 R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| H775 SHIP   | 1346 SF  | 325K  | 1 Units     | 325000 | 0.00000 | 100   |                         | 325,000 |
|             |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 673 SF Floor Area = 1346 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 673    |          |            |
|         |          |            | Total: | 204,352  | 183,916    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 76 | 5,647 | 5,082 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 187 | 9,920 | 8,928 |
| Wood Balcony | 51  | 2,706 | 2,435 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 6,225 |
|------------------|---|-------|-------|

Totals: 246,198 221,576

Notes: 2017 - 2018 EXTENSIVE REMODELE

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 420,995

2026 Est. T.C.V. 006-775-005-00 = 745,995

Est. TCV/Total Floor Area = 554.23, Most recent sale 04/27/2022 for 730,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 358,100                 | 358,100 | 358,100 | 286,334      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 14,900  | 0       | 0            | 7,731          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 373,000                 | 373,000 | 373,000 | 294,065      | 294,065        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-775-006-00   | 2026 Est. T.C.V.    | YOUNGBERG KARIN      |
| Property Class: 407 |                     | 6 SHIP WATCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L499 P879/99 L555 P3/00 L685 P610/02 APARTMENT 6 SHIP WATCH CONDOMINIUM REC IN  
L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                              | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| H775 SHIP                                | 680 SF   | 130K  | 1 Units | 130000 | 0.00000 | 100   |        | 130,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |         |        |         |       |        | 130,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 680 SF Floor Area = 680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 680  |          |            |
| Total:  |          |            |      | 111,701  | 89,362     |

#### Other Additions/Adjustments

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 2,136 | 1,709 |  |

|               |  |    |       |       |  |
|---------------|--|----|-------|-------|--|
| Porches       |  |    |       |       |  |
| WCP (1 Story) |  | 68 | 5,254 | 4,203 |  |

|              |  |     |       |       |  |
|--------------|--|-----|-------|-------|--|
| Balcony      |  |     |       |       |  |
| Wood Balcony |  | 137 | 7,268 | 5,814 |  |
| Wood Balcony |  | 46  | 2,440 | 1,952 |  |

|              |  |   |       |       |  |
|--------------|--|---|-------|-------|--|
| Water/Sewer  |  |   |       |       |  |
| Public Water |  | 1 | 1,914 | 1,531 |  |
| Public Sewer |  | 1 | 1,914 | 1,531 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 3,976 | 3,181 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Fireplaces       |  |   |       |       |  |
| Interior 1 Story |  | 1 | 6,917 | 5,534 |  |

Totals: 143,520 114,817

Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 218,153

2026 Est. T.C.V. 006-775-006-00 = 348,153

Est. TCV/Total Floor Area = 511.99, Most recent sale 11/04/2011 for 245,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 166,400       | 166,400        | 166,400 | 122,701      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,700          | 0       | 0            | 3,312          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 174,100       | 174,100        | 174,100 | 126,013      | 126,013        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-775-007-00   | 2026 Est. T.C.V.    | BOWERS TIMOTHY R & SARAH HOLLIS |
| Property Class: 407 |                     | 9 SHIP WATCH                    |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L410 P92 L424 P301/96 APARTMENT 7 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 /  
1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 141,146    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 61 | 4,872 | 4,141 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 154 | 8,170 | 6,944 |
| Wood Balcony | 60  | 3,183 | 2,706 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 205,852 174,975

Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 332,453

2026 Est. T.C.V. 006-775-007-00 = 512,453

Est. TCV/Total Floor Area = 488.05, Most recent sale 10/08/2021 for 545,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 244,300       | 244,300    | 244,300 | 218,923      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,900     | 0       | 0            | 5,910          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 256,200       | 256,200    | 256,200 | 224,833      | 224,833        | 0       |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-775-008-00   | 2026 Est. T.C.V.    | KNUPPEL PETE B & MELANIE G |
| Property Class: 407 |                     | 13 SHIP WATCH              |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L338 P642 L416 P186/96 L667 P45/02 APARTMENT 8 SHIP WATCH CONDOMINIUM REC IN  
 L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 61 | 4,872 | 3,898 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 154 | 8,170 | 6,536 |
| Wood Balcony | 60  | 3,183 | 2,546 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 211,258 169,007

Notes:

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 321,114

2026 Est. T.C.V. 006-775-008-00 = 501,114

Est. TCV/Total Floor Area = 477.25, Most recent sale 12/18/2020 for 420,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 239,400                 | 239,400 | 239,400   | 181,528        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 11,200  | 0         | 4,901          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 250,600                 | 250,600 | 250,600   | 186,429        | 186,429     | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-775-009-00   | 2026 Est. T.C.V.    | PIKE JOHN C & CRISTI L |
| Property Class: 407 |                     | 15 SHIP WATCH          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L276 P374/87 L608 P352/01 L608 P353/01 APARTMENT 9 SHIP WATCH CONDOMINIUM REC IN  
L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,534 |
| 2nd on Same Stack | 1 | 5,406 | 4,325 |

Totals: 208,930 167,145

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 317,576

2026 Est. T.C.V. 006-775-009-00 = 497,576

Est. TCV/Total Floor Area = 473.88, Most recent sale 09/26/2019 for 312,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 237,700       | 237,700    | 237,700 | 179,883      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100     | 0       | 0            | 4,856          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 248,800       | 248,800    | 248,800 | 184,739      | 184,739        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-775-010-00   | 2026 Est. T.C.V.    | LONG LELAND JULIA TRUST |
| Property Class: 407 |                     | 19 SHIP WATCH           |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L272 P994 L406 P321 L437 P665/97 DC L897 P980/06 APARTMENT 10 SHIP WATCH  
 CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC  
 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                                   | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| H775 SHIP                                     | 1050 SF  | 180K  | 1 Units | 180000 | 0.00000 | 100   |        | 180,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |       |         |        |         |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM      Cls BC      Blt 1978  
 Exterior Units: 1      Interior Units: 0      Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF      Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050 |          |            |
| Total:  |          |            |       | 166,054  | 132,843    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals:      203,524      162,820

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV:      309,359

2026 Est. T.C.V. 006-775-010-00 = 489,359

Est. TCV/Total Floor Area = 466.06, Most recent sale 01/17/1997 for 159,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 233,600       | 233,600    | 233,600 | 144,260      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100     | 0       | 0            | 3,895          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 244,700       | 244,700    | 244,700 | 148,155      | 148,155        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-775-011-50   | 2026 Est. T.C.V.    | SYTSMA JACK D & JANICE R TRUST |
| Property Class: 407 |                     | 23 SHIP WATCH                  |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L242 P991 L368 P21 L484 P235/98 L615 P937/01 APARTMENT 11 SHIP WATCH CONDOMINIUM  
 REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N  
 R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                                   | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| H775 SHIP                                     | 1050 SF  | 180K  | 1 Units | 180000 | 0.00000 | 100   |        | 180,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |       |         |        |         |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM      Cls BC      Blt 1978  
 Exterior Units: 1      Interior Units: 0      Roof:

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF      Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050 |          |            |
| Total:  |          |            |       | 166,054  | 132,843    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals:      203,524      162,820

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV:      309,359

2026 Est. T.C.V. 006-775-011-50      =      489,359

Est. TCV/Total Floor Area = 466.06, Most recent sale 03/16/2023 for 499,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 233,600       | 233,600    | 233,600 | 233,600      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100     | 0       | 0            | 6,307          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 244,700       | 244,700    | 244,700 | 239,907      | 239,907        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-775-012-00   | 2026 Est. T.C.V.    | WHEAT FAMILY REVOCABLE TRUST |
| Property Class: 407 |                     | 27 SHIP WATCH                |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L695 P247/02 APARTMENT 12 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST  
AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 203,524 162,820

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 309,359

2026 Est. T.C.V. 006-775-012-00 = 489,359

Est. TCV/Total Floor Area = 466.06, Most recent sale 09/05/2014 for 325,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 233,600       | 233,600    | 233,600 | 175,892      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100     | 0       | 0            | 4,749          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 244,700       | 244,700    | 244,700 | 180,641      | 180,641        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-775-013-00   | 2026 Est. T.C.V.    | HALLGREN FAMILY TRUST |
| Property Class: 407 |                     | 17 SHIP WATCH         |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L270 P202/86 L560 P288/00 APARTMENT 13 SHIP WATCH CONDOMINIUM REC IN L198  
P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
| Wood Balcony | 60  | 3,183 | 2,546 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 206,707 165,366

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 314,196

2026 Est. T.C.V. 006-775-013-00 = 494,196

Est. TCV/Total Floor Area = 470.66, Most recent sale 11/17/2000 for 287,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 235,800       | 235,800    | 235,800 | 178,005      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,300     | 0       | 0            | 4,806          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 247,100       | 247,100    | 247,100 | 182,811      | 182,811        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-775-014-00   | 2026 Est. T.C.V.    | DEL ROSE MICHAEL S & MICHELE D |
| Property Class: 407 |                     | 21 SHIP WATCH                  |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L457 P649 L462 P373 L539 P446/00 APARTMENT 14 SHIP WATCH CONDOMINIUM REC IN L198  
P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 176,302  | 141,041    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
| Wood Balcony | 60  | 3,183 | 2,546 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 216,955 173,564

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 329,772

2026 Est. T.C.V. 006-775-014-00 = 509,772

Est. TCV/Total Floor Area = 485.50, Most recent sale 01/19/2021 for 420,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 243,200       | 243,200    | 243,200 | 217,559      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,700     | 0       | 0            | 5,874          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 254,900       | 254,900    | 254,900 | 223,433      | 223,433        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-775-015-00   | 2026 Est. T.C.V.    | CARTWRIGHT MARY L TRUST |
| Property Class: 407 |                     | 25 SHIP WATCH           |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L255 P327 L281 P968 L314 P774/90 APARTMENT 15 SHIP WATCH CONDOMINIUM REC IN L198  
P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00 | 000        | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
| Wood Balcony | 60  | 3,183 | 2,546 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 206,707 165,366

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 314,196

2026 Est. T.C.V. 006-775-015-00 = 494,196

Est. TCV/Total Floor Area = 470.66, Most recent sale 06/30/2014 for 350,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 235,800       | 235,800    | 235,800 | 178,005      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,300     | 0       | 0            | 4,806          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 247,100       | 247,100    | 247,100 | 182,811      | 182,811        | 0       |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-775-016-00   | 2026 Est. T.C.V.    | WORTH DANIEL & MARGARET |
| Property Class: 407 |                     | 29 SHIP WATCH           |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L270 P303/86 L271 P5/86 L914 P852/06 L947 P968/07 APARTMENT 16 SHIP WATCH  
 CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC  
 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                                   | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| H775 SHIP                                     | 1050 SF  | 180K  | 1 Units | 180000 | 0.00000 | 100   |        | 180,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |       |         |        |         |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050 |          |            |
| Total:  |          |            |       | 176,302  | 141,041    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
| Wood Balcony | 60  | 3,183 | 2,546 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 216,955 173,564

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 329,772

2026 Est. T.C.V. 006-775-016-00 = 509,772

Est. TCV/Total Floor Area = 485.50, Most recent sale 09/04/2012 for 274,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 243,200                 | 243,200 | 243,200 | 185,285      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 11,700  | 0       | 0            | 5,002          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 254,900                 | 254,900 | 254,900 | 190,287      | 190,287        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-775-017-00   | 2026 Est. T.C.V.    | HOISINGTON DAVID H & KATHI JO |
| Property Class: 407 |                     | 31 SHIP WATCH                 |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L273 P738/87 APARTMENT 17 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST  
AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000 | 0.00000    | 100   |              | 180,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 203,524 162,820

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 309,359

2026 Est. T.C.V. 006-775-017-00 = 489,359

Est. TCV/Total Floor Area = 466.06

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 233,600       | 233,600    | 233,600 | 123,273      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,100     | 0       | 0            | 3,328          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 244,700       | 244,700    | 244,700 | 126,601      | 126,601        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-775-018-00   | 2026 Est. T.C.V.    | TROPMAN JOHN E & TROPMAN PENELOPE & |
| Property Class: 407 |                     | 35 SHIP WATCH                       |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L270 P400 L291 P443 L358 P584 L362 P563 APARTMENT 18 SHIP WATCH CONDOMINIUM REC  
IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H775 SHIP   | 680 SF   | 130K  | 1 Units     | 130000 | 0.00000    | 100   |              | 130,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 130,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 680 SF Floor Area = 680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 680    |          |            |
|         |          |            | Total: | 111,701  | 89,362     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,709 |

|               |  |  |    |       |       |
|---------------|--|--|----|-------|-------|
| Porches       |  |  |    |       |       |
| WCP (1 Story) |  |  | 68 | 5,254 | 4,203 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Balcony      |  |  |     |       |       |
| Wood Balcony |  |  | 137 | 7,268 | 5,814 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,531 |
| Public Sewer |  |  | 1 | 1,914 | 1,531 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,181 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,534 |

Totals: 141,080 112,865

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 214,444

2026 Est. T.C.V. 006-775-018-00 = 344,444  
Est. TCV/Total Floor Area = 506.54, Most recent sale 02/28/2018 for 275,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 164,600                 | 164,600 | 164,600   | 123,326        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 7,600   | 0         | 3,329          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 172,200                 | 172,200 | 172,200   | 126,655        | 126,655     | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-775-019-00   | 2026 Est. T.C.V.    | BREWSTER JANET L TRUST |
| Property Class: 407 |                     | 37 SHIP WATCH          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L237 P406/83 L310 P988 L542 P014/00 APARTMENT 19 SHIP WATCH CONDOMINIUM REC IN  
L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                              | Frontage | Depth | Front   | Depth     | Rate | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|---------|-----------|------|-------|--------|---------|
| H775 SHIP                                | 680 SF   | 130K  | 1 Units | 130000.00 | 000  | 100   |        | 130,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |         |           |      |       |        | 130,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 680 SF Floor Area = 680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 680  |          |            |
| Total:  |          |            |      | 111,701  | 89,362     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 68 | 5,254 | 4,203 |
|---------------|----|-------|-------|

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 55 | 1,938 | 1,550 |
|--------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 137 | 7,268 | 5,814 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 149,734 119,788

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 227,598

2026 Est. T.C.V. 006-775-019-00 = 357,598

Est. TCV/Total Floor Area = 525.88, Most recent sale 09/05/2023 for 300,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 171,400                 | 171,400 | 171,400 | 166,815      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 7,400   | 0       | 0            | 4,504          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 178,800                 | 178,800 | 178,800 | 171,319      | 171,319        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-775-020-00   | 2026 Est. T.C.V.    | CARLSON ELIZABETH & WALDECK LYNDA |
| Property Class: 407 |                     | 39 SHIP WATCH                     |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

APARTMENT 20 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H775 SHIP   | 1346 SF  | 325K  | 1 Units     | 325000 | 0.00000    | 100   |              | 325,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1346 SF Floor Area = 1346 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,346  |          |            |
|         |          |            | Total: | 205,313  | 164,249    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 76 | 5,647 | 4,518 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 187 | 9,920 | 7,936 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 244,453 195,562

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 371,568

2026 Est. T.C.V. 006-775-020-00 = 696,568

Est. TCV/Total Floor Area = 517.51

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 334,900                 | 334,900 | 334,900 | 133,549      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 13,400  | 0       | 0            | 3,605          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 348,300                 | 348,300 | 348,300 | 137,154      | 137,154        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-775-021-00   | 2026 Est. T.C.V.    | SCHUESSLER FAMILY TRUST |
| Property Class: 407 |                     | 33 SHIP WATCH           |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L512 P825/99 APARTMENT 21 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST  
AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| H775 SHIP   | 1050 SF  | 180K  | 1 Units     | 180000.00000 | 100        |       |              | 180,000 |
|             |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1050 SF Floor Area = 1050 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,050  |          |            |
|         |          |            | Total: | 166,054  | 132,843    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 63 | 4,985 | 3,988 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 168 | 8,912 | 7,130 |
| Wood Balcony | 60  | 3,183 | 2,546 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 206,707 165,366

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 314,196

2026 Est. T.C.V. 006-775-021-00 = 494,196

Est. TCV/Total Floor Area = 470.66, Most recent sale 01/11/2008 for 0

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 235,800       | 235,800    | 235,800 | 178,005      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,300     | 0       | 0            | 4,806          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 247,100       | 247,100    | 247,100 | 182,811      | 182,811        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-775-022-00   | 2026 Est. T.C.V.    | SCHABES PAMELA L TRUST |
| Property Class: 407 |                     | 36 SHIP WATCH          |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L316 P944-945/90 L425 P518/96 APARTMENT 22 SHIP WATCH CONDOMINIUM REC IN L198  
P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                              | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| H775 SHIP                                | 680 SF   | 130K  | 1 Units | 130000 | 0.00000 | 100   |        | 130,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |         |        |         |       |        | 130,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 680 SF Floor Area = 680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 680  |          |            |
| Total:  |          |            |      | 111,701  | 89,362     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,709 |

|               |  |  |    |       |       |
|---------------|--|--|----|-------|-------|
| Porches       |  |  |    |       |       |
| WCP (1 Story) |  |  | 67 | 5,202 | 4,162 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Balcony      |  |  |     |       |       |
| Wood Balcony |  |  | 137 | 7,268 | 5,814 |
| Wood Balcony |  |  | 46  | 2,440 | 1,952 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,531 |
| Public Sewer |  |  | 1 | 1,914 | 1,531 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,181 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,534 |

Totals: 143,468 114,776

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 218,075

2026 Est. T.C.V. 006-775-022-00 = 348,075

Est. TCV/Total Floor Area = 511.88, Most recent sale 01/10/2014 for 283,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 166,300       | 166,300    | 166,300 | 122,701      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,700      | 0       | 0            | 3,312          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 174,000       | 174,000    | 174,000 | 126,013      | 126,013        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-775-023-00   | 2026 Est. T.C.V.    | DOUGHTY CLARK G & CLAUDIA A |
| Property Class: 407 |                     | 38 SHIP WATCH               |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

APARTMENT 23 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 /  
2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description                                   | Frontage | Depth | Front   | Depth     | Rate | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|-------|---------|-----------|------|-------|--------|---------|
| H775 SHIP                                     | 680 SF   | 130K  | 1 Units | 130000.00 | 000  | 100   |        | 130,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |       |         |           |      |       |        | 130,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM      Cls BC      Blt 1978  
Exterior Units: 1      Interior Units: 0      Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 680 SF      Floor Area = 680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 680  |          |            |
| Total:  |          |            |      | 111,701  | 89,362     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 67 | 5,202 | 4,162 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 137 | 7,268 | 5,814 |
| Wood Balcony | 46  | 2,440 | 1,952 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals:      150,184      120,149

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV:      228,283

2026 Est. T.C.V. 006-775-023-00      =      358,283

Est. TCV/Total Floor Area = 526.89, Most recent sale 01/23/2019 for 260,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 171,500       | 171,500    | 171,500 | 127,750      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 7,600      | 0       | 0            | 3,449          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 179,100       | 179,100    | 179,100 | 131,199      | 131,199        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-775-024-00   | 2026 Est. T.C.V.    | LEFLEIN JEFFREY & LAURIE |
| Property Class: 407 |                     | 41 SHIP WATCH            |
| Map #: 16           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

APARTMENT 24 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H775 SHIP   | 1346 SF  | 325K  | 1 Units     | 325000 | 0.00000    | 100   |              | 325,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 325,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard  
Ground Area = 1346 SF Floor Area = 1346 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,346  |          |            |
|         |          |            | Total: | 205,313  | 164,249    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 76 | 5,647 | 4,518 |
|---------------|----|-------|-------|

Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 187 | 9,920 | 7,936 |
| Wood Balcony | 51  | 2,706 | 2,165 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

Totals: 251,659 201,327

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 382,522

2026 Est. T.C.V. 006-775-024-00 = 707,522

Est. TCV/Total Floor Area = 525.65, Most recent sale 05/15/2009 for 330,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 340,400                 | 340,400 | 340,400   | 209,474        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 13,400  | 0         | 5,655          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 353,800                 | 353,800 | 353,800   | 215,129        | 215,129     | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-778-001-00   | 2026 Est. T.C.V.    | VASIU SAMUEL II & ELIZABETH A TRUST |
| Property Class: 407 |                     | 1 SHORESIDE                         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L557 P634/00 UNIT 1A SHORESIDE CONDOMINIUM REC IN L543 P677-737/00 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8  
Economic Depreciation because of: INTEREST SHARE

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 21,605     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,432 | 28,019 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 61,642

2026 Est. T.C.V. 006-778-001-00 = 321,642

Est. TCV/Total Floor Area = 292.93, Most recent sale 10/18/2000 for 360,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 131,500       | 131,500    | 131,500 | 89,119       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,300     | 0       | 0            | 2,406          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,800       | 160,800    | 160,800 | 91,525       | 91,525         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-001-10   | 2026 Est. T.C.V.    | MARINOS PAUL & TAMMY |
| Property Class: 407 |                     | 1 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L559 P923/00 UNIT 1-B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 252,295 27,248

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-001-10 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 10/19/2000 for 240,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-778-001-20   | 2026 Est. T.C.V.    | URBAN-LURAIN MARK G & JANET TRUST |
| Property Class: 407 |                     | 1 SHORESIDE                       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L559 P923 L661 P806/02 UNIT 1-C SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-001-20 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 12/18/2025 for 350,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 71,586         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 160,000        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-778-001-30   | 2026 Est. T.C.V.    | KNAPP KATHLEEN R ET AL |
| Property Class: 407 |                     | 1 SHORESIDE            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L580 P137/01 L557 P634/00 UNIT 1D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-001-30 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 10/18/2000 for 360,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-778-001-40   | 2026 Est. T.C.V.    | INCHAUSTEGUI MARIO F TRUST |
| Property Class: 407 |                     | 1 SHORESIDE 1E             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L557 P526/00 L566 P023/01 L823 P276/04 UNIT 1E SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-001-40 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 09/17/2004 for 250,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-778-001-50   | 2026 Est. T.C.V.    | BRENNAN THOMAS S & MARGARET A |
| Property Class: 407 |                     | 1 SHORESIDE                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L557 P634/00 L586 P340/01 L852 P447/05 L901 P703/06 UNIT 1F SHORESIDE  
 CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
 Ground Area = 732 SF Floor Area = 1098 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

#### Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-001-50 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 03/16/2018 for 215,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-001-60   | 2026 Est. T.C.V.    | MARINOS PAUL & TAMMY |
| Property Class: 407 |                     | 1 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

. L557 P636 UNIT 1G SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories                     | Exterior                                | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|-----------------------------------------|------------|---------|----------|------------|
| 1.5 Story                   | Siding                                  | Basement   | 732     |          |            |
|                             |                                         |            | Total:  | 192,902  | 20,834     |
| Other Additions/Adjustments |                                         |            |         |          |            |
|                             | Recreation Room                         |            | 700     | 19,138   | 2,067      |
|                             | Basement, Outside Entrance, Below Grade |            | 1       | 3,888    | 420        |
| Plumbing                    |                                         |            |         |          |            |
|                             | Average Fixture(s)                      |            | 1       | 2,136    | 231        |
|                             | 3 Fixture Bath                          |            | 1       | 6,716    | 725        |
|                             | 2 Fixture Bath                          |            | 1       | 4,500    | 486        |
| Porches                     |                                         |            |         |          |            |
|                             | WCP (1 Story)                           |            | 35      | 3,241    | 350        |
| Deck                        |                                         |            |         |          |            |
|                             | Treated Wood                            |            | 144     | 3,475    | 375        |
| Water/Sewer                 |                                         |            |         |          |            |
|                             | Public Water                            |            | 1       | 1,914    | 207        |
|                             | Public Sewer                            |            | 1       | 1,914    | 207        |
| Built-Ins                   |                                         |            |         |          |            |
|                             | Appliance Allow.                        |            | 1       | 3,976    | 429        |
| Fireplaces                  |                                         |            |         |          |            |
|                             | Interior 2 Story                        |            | 1       | 8,495    | 917        |
|                             |                                         |            | Totals: | 252,295  | 27,248     |

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

|                                                                             |                |             |
|-----------------------------------------------------------------------------|----------------|-------------|
| 2026 Est. T.C.V. 006-778-001-60                                             | =              | 319,946     |
| Est. TCV/Total Floor Area = 291.39, Most recent sale 10/18/2000 for 120,000 |                |             |
| 2025 Assessed                                                               | MBOR           | S.E.V.      |
| 130,800                                                                     | 130,800        | 130,800     |
|                                                                             |                | 88,414      |
| 2026 New                                                                    | Eq. Adjustment | Loss        |
| 0                                                                           | 29,200         | 0           |
|                                                                             |                | 0           |
| 2026 Assessed                                                               | MBOR           | S.E.V.      |
| 160,000                                                                     | 160,000        | 160,000     |
|                                                                             |                | 90,801      |
|                                                                             | Capped         | ->Taxable<- |
|                                                                             | 90,801         | 90,801      |
|                                                                             |                | PRE/MBT     |
|                                                                             |                | 0           |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-778-001-70   | 2026 Est. T.C.V.    | CHAPIN RICHARD E LIVING TRUST |
| Property Class: 407 |                     | 1 SHORESIDE                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

. L557 P635/00 UNIT 1H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

# Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

## Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

## Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

## Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

## Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

## Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-001-70 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 10/18/2000 for 120,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-778-002-00   | 2026 Est. T.C.V.    | KANDLER WILLIAM C & DEBRA A TRUST |
| Property Class: 407 |                     | 2 SHORESIDE                       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L559 P809/00 L831 P813/04 UNIT 2-A SHORESIDE CONDOMINIUM REC IN L543 P677-737  
SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-00 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 06/07/2007 for 220,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-778-002-10   | 2026 Est. T.C.V.    | KENDZICKY DANA A TRUST |
| Property Class: 407 |                     | 2 SHORESIDE            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L562 P406/00 L913 P349/06 UNIT 2B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-10 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 05/04/2021 for 170,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 130,500       | 130,500        | 130,500 | 91,843       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 2,479          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 94,322       | 94,322         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-002-20   | 2026 Est. T.C.V.    | BEDNEST HOLDINGS LLC |
| Property Class: 407 |                     | 2 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L559 P579/00 L568 P855/01 L776 P301/03 UNIT 2-C SHORESIDE CONDOMINIUM REC IN  
L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000.00000 | 100          | 100   |        | 260,000 |
|                      | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-20 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 03/28/2025 for 340,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 71,421         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 90,559       | 159,600        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-778-002-30   | 2026 Est. T.C.V.    | RICH CINEY J & JANET A |
| Property Class: 407 |                     | 2 SHORESIDE            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

. L560 P850/00 UNIT 2D SHORESIDE CONDOMINIUM MASTER DEED L543 P677-737 SEC 28  
T29N R14W.

# Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000     | 0.00000      | 100   |        | 260,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

## Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

## Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

## Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

## Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

## Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-30 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 11/09/2000 for 123,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-002-40   | 2026 Est. T.C.V.    | KENNEDY LAWRENCE R   |
| Property Class: 407 |                     | 2 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L559 P650/00 L661 P804/02 UNIT 2-E SHORESIDE CONDOMINIUM REC IN L543 P677-737  
SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 21,288     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,237 | 27,672 |
|---------|---------|--------|

#### Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 60,878

2026 Est. T.C.V. 006-778-002-40 = 320,878

Est. TCV/Total Floor Area = 297.66, Most recent sale 03/08/2019 for 168,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 131,200       | 131,200        | 131,200 | 90,411       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,200         | 0       | 0            | 2,441          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 160,400       | 160,400        | 160,400 | 92,852       | 92,852         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-778-002-50   | 2026 Est. T.C.V.    | INCHAUSTEGUI MARIO F TRUST |
| Property Class: 407 |                     | 2 SHORESIDE                |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L560 P849/00 UNIT 2F SHORESIDE CONDOMINIUM MASTER DEED REC L543 P677-737 SEC 23  
T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 249,224 26,915

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-50 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 12/15/2009 for 177,900

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-002-60   | 2026 Est. T.C.V.    | MASNYJ MICHAEL W     |
| Property Class: 407 |                     | 2 SHORESIDE G        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L560 P842/00 L641 P7/02 UNIT 2G SHORESIDE CONDOMINIUM MASTER DEED REC L543  
P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

#### Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-60 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 12/04/2020 for 162,500

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-002-70   | 2026 Est. T.C.V.    | BENSON TRUST         |
| Property Class: 407 |                     | 2 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L560 P308 UNIT 2-H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000.00000 | 100        |       |              | 260,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF      Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

## Building Areas

|           |          |            |        |         |     |        |      |
|-----------|----------|------------|--------|---------|-----|--------|------|
| Stories   | Exterior | Foundation | Size   | Cost    | New | Depr.  | Cost |
| 1.5 Story | Siding   | Basement   | 719    |         |     |        |      |
|           |          |            | Total: | 190,104 |     | 20,531 |      |

## Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 690 | 18,865 | 2,037 |
|-----------------|-----|--------|-------|

|                                         |   |       |     |
|-----------------------------------------|---|-------|-----|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 420 |
|-----------------------------------------|---|-------|-----|

## Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

## Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

## Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

## Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

## Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

## Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 249,224 26,915

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-002-70 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 12/04/2020 for 161,000

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 130,500  | 130,500        | 130,500 | 88,179       | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 29,100         | 0       | 0            | 2,380          | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 159,600  | 159,600        | 159,600 | 90,559       | 90,559         | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-778-003-00   | 2026 Est. T.C.V.    | MACFARLAND PHILIP J & CAROLE TRUST |
| Property Class: 407 |                     | 3 SHORESIDE A                      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L562 P999/00 DC L771 P255 L771 P256/03 UNIT 3A SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 T29N R14W.

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 249,224 26,915

#### Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-00 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 11/13/2020 for 153,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-778-003-10   | 2026 Est. T.C.V.    | WERTENBERGER JAMES ET AL |
| Property Class: 407 |                     | 3 SHORESIDE              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L568 P302/00 L864 P384/05 L903 P594/06 UNIT 3-B SHORESIDE CONDOMINIUM REC IN  
L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-10 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 07/28/2005 for 235,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-778-003-20   | 2026 Est. T.C.V.    | WERTENBERGER JAMES & WERTENBERGER J |
| Property Class: 407 |                     | 3 SHORESIDE 3C                      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L567 P350/01 L795 P326/04 UNIT 3C SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

Totals: 249,224 26,915

Notes: FRACTIONAL

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-20 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 10/31/2014 for 170,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-778-003-30   | 2026 Est. T.C.V.    | KRAAY CHRISTINE R TRUST |
| Property Class: 407 |                     | 3 SHORESIDE 3D          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L562 P059/00 UNIT 3D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-30 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 10/23/2009 for 169,900

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-778-003-40   | 2026 Est. T.C.V.    | KRAMER MAX A & ANN M TRUST |
| Property Class: 407 |                     | 3 SHORESIDE                |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L563 P848/00 . UNIT 3-E SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-40 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 12/11/2000 for 130,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-003-50   | 2026 Est. T.C.V.    | MOYER JOHN T         |
| Property Class: 407 |                     | 3 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L562 P405/00 L847 P212/05 UNIT 3F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000     | 0.00000      | 100   |        | 260,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
 Ground Area = 719 SF Floor Area = 1078 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-50 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 05/16/2022 for 215,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 116,698      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 3,150          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 119,848      | 119,848        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-778-003-60   | 2026 Est. T.C.V.    | MURPHY JOHN B & SUSAN A |
| Property Class: 407 |                     | 3 SHORESIDE             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L562 P404/00 L782 P965/03 L795 P720/04 UNIT 3G SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-60 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 02/23/2023 for 225,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,500       | 130,500        | 130,500 | 123,616      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,100         | 0       | 0            | 3,337          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 159,600       | 159,600        | 159,600 | 126,953      | 126,953        | 0       |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-778-003-70   | 2026 Est. T.C.V.    | EGELAND ERIC W & DORACE A |
| Property Class: 407 |                     | 3 SHORESIDE               |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L562 P059/00 UNIT 3H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 190,104  | 20,531     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 690 | 18,865 | 2,037 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 249,224 | 26,915 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,213

2026 Est. T.C.V. 006-778-003-70 = 319,213

Est. TCV/Total Floor Area = 296.12, Most recent sale 09/21/2007 for 215,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,500       | 130,500        | 130,500 | 88,179       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100         | 0       | 0            | 2,380          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 159,600       | 159,600        | 159,600 | 90,559       | 90,559         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-004-00   | 2026 Est. T.C.V.    | DUPAY SUSAN TRUST    |
| Property Class: 407 |                     | 4 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L566 P757/01 UNIT 4A SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes: END UNIT

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-00 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 08/22/2014 for 187,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-004-10   | 2026 Est. T.C.V.    | ABEAR JULIE D        |
| Property Class: 407 |                     | 4 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L564 P767/01 L814 P506/04 UNIT 4B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000     | 0.00000      | 100   |        | 260,000 |
|                      | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-10 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 08/19/2022 for 260,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 117,131      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 3,162          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 120,293      | 120,293        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-778-004-20   | 2026 Est. T.C.V.    | PAMELA S FUHRIG TRUST |
| Property Class: 407 |                     | 4 SHORESIDE           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L565 P339/01 L894 P862/06 UNIT 4-C SHORESIDE CONDOMINIUM REC IN L543 P677-740  
SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-20 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 08/10/2010 for 205,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                                      |
|---------------------|---------------------|--------------------------------------|
| 45-006-778-004-30   | 2026 Est. T.C.V.    | SCHMIDT WILLIAM C & BETHANY A TRUSTS |
| Property Class: 407 |                     | 4 SHORESIDE                          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                 |

L565 P224/01 L680 P255/02 UNIT 4D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-30 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 11/01/2002 for 245,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-778-004-40   | 2026 Est. T.C.V.    | KIRSHENBAUM DAVID & ELAINE |
| Property Class: 407 |                     | 4 SHORESIDE                |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L565 P925/01 UNIT 4E SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

#### Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-40 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 12/29/2000 for 128,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-778-004-50   | 2026 Est. T.C.V.    | ROSS TIMOTHY W & DIANE A |
| Property Class: 407 |                     | 4 SHORESIDE              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L567 P297/01 UNIT 4-F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N  
R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-50 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 01/05/2001 for 128,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-778-004-60   | 2026 Est. T.C.V.    | KOOP CATHY S REVOCABLE TRUST |
| Property Class: 407 |                     | 4 SHORESIDE                  |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L565 P926/01 L790 P862/04 UNIT 4G SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |       | 1 Units     | 260000 | 0.00000    | 100   |              | 260,000 |
|                      |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 700 | 19,138 | 2,067 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 252,295 | 27,248 |
|---------|---------|--------|

Notes: END UNIT

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 59,946

2026 Est. T.C.V. 006-778-004-60 = 319,946

Est. TCV/Total Floor Area = 291.39, Most recent sale 02/19/2004 for 0

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 130,800       | 130,800        | 130,800 | 88,414       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,200         | 0       | 0            | 2,387          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 160,000       | 160,000        | 160,000 | 90,801       | 90,801         | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-778-004-70   | 2026 Est. T.C.V.    | MEYER JAMES G        |
| Property Class: 407 |                     | 4 SHORESIDE          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L564 P315/00 L871 P998/05 L948 P45/07 UNIT 4H SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 T29N R14W.

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE SHORESIDE |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 192,902  | 20,834     |

Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 732 | 20,013 | 2,161 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 420   |

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 231 |
| 3 Fixture Bath     | 1 | 6,716 | 725 |
| 2 Fixture Bath     | 1 | 4,500 | 486 |

Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 350 |
|---------------|----|-------|-----|

Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 375 |
|--------------|-----|-------|-----|

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 207 |
| Public Sewer | 1 | 1,914 | 207 |

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 429 |
|------------------|---|-------|-----|

Fireplaces

|                  |   |       |     |
|------------------|---|-------|-----|
| Interior 2 Story | 1 | 8,495 | 917 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 253,170 | 27,342 |
|---------|---------|--------|

Notes:

ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.200 => TCV: 60,152

2026 Est. T.C.V. 006-778-004-70 = 320,152

Est. TCV/Total Floor Area = 291.58, Most recent sale 09/20/2024 for 345,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 130,900       | 130,900        | 130,900 | 130,900      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 29,200         | 0       | 0            | 3,534          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 160,100       | 160,100        | 160,100 | 134,434      | 134,434        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-001-00   | 2026 Est. T.C.V.    | ROY NATALIE          |
| Property Class: 407 |                     | 1 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1A

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-001-00

Page: 2

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2026 Est. T.C.V. 006-779-001-00 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 06/18/2021 for 220,985

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 97,824      | 0       |

45-006-779-001-10  
Property Class: 407  
Map #: 38

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

ALLEN ROBERT M & CYNTHIA  
1 SHORESIDE NORTH  
GLEN ARBOR, MI 49636

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1B

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-001-10

Page: 2

---

2026 Est. T.C.V. 006-779-001-10 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 08/12/2025 for 365,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 68,747         | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 164,000     | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-779-001-20   | 2026 Est. T.C.V.    | KAPRAUN WILLIAM F & ELIZABETH TRUST |
| Property Class: 407 |                     | 1 SHORESIDE NORTH                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1C

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-001-20

Page: 2

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2026 Est. T.C.V. 006-779-001-20 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 06/17/2021 for 222,130

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,700       | 146,700        | 146,700 | 95,253       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,300         | 0       | 0            | 2,571          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 164,000       | 164,000        | 164,000 | 97,824       | 97,824         | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-779-001-30   | 2026 Est. T.C.V.    | CARDWELL DOYLE S & COLLEEN A |
| Property Class: 407 |                     | 1 SHORESIDE NORTH            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1D

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901



Parcel Number: 45-006-779-001-30

Page: 2

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2026 Est. T.C.V. 006-779-001-30 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 07/01/2021 for 219,840

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 97,824      | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-779-001-40   | 2026 Est. T.C.V.    | CARDWELL DOYLE S & COLLEEN A |
| Property Class: 407 |                     | 1 SHORESIDE NORTH            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1E

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-001-40

Page: 2

---

2026 Est. T.C.V. 006-779-001-40 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 07/01/2021 for 219,840

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 97,824      | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-779-001-50   | 2026 Est. T.C.V.    | BUNDY ELLIOT & KRISTIN |
| Property Class: 407 |                     | 1 SHORESIDE NORTH      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1F

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-001-50

Page: 2

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2026 Est. T.C.V. 006-779-001-50 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 06/29/2021 for 223,275

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 97,824      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-779-001-60   | 2026 Est. T.C.V.    | WALKER DAVID E & JENNIFER L |
| Property Class: 407 |                     | 1 SHORESIDE NORTH           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1G

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-001-60

Page: 2

---

2026 Est. T.C.V. 006-779-001-60 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 07/01/2021 for 223,275

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 97,824      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-779-001-70   | 2026 Est. T.C.V.    | POWERS JEFF & MARY TRUST |
| Property Class: 407 |                     | 1 SHORESIDE NORTH        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 1H

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901



Parcel Number: 45-006-779-001-70

Page: 2

---

2026 Est. T.C.V. 006-779-001-70 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 06/17/2021 for 222,130

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,700       | 146,700        | 146,700 | 95,253       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,300         | 0       | 0            | 2,571          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 164,000       | 164,000        | 164,000 | 97,824       | 97,824         | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-779-002-00   | 2026 Est. T.C.V.    | TURNER SANDRA V TRUST |
| Property Class: 407 |                     | 2 SHORESIDE NORTH     |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2A

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-002-00

Page: 2

---

2026 Est. T.C.V. 006-779-002-00 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 06/04/2021 for 184,275

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,300       | 146,300        | 146,300 | 94,911       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,200         | 0       | 0            | 2,562          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,500       | 163,500        | 163,500 | 97,473       | 97,473         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-779-002-10   | 2026 Est. T.C.V.    | BAUMEL MICHAEL & MARIA |
| Property Class: 407 |                     | 2 SHORESIDE NORTH      |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2B

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-002-10

Page: 2

---

2026 Est. T.C.V. 006-779-002-10 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 06/04/2021 for 184,275

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-002-20   | 2026 Est. T.C.V.    | BOLTER ALAN & MANDY  |
| Property Class: 407 |                     | 2 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2C

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-002-20

Page: 2

---

2026 Est. T.C.V. 006-779-002-20 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 07/01/2021 for 184,275

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-002-30   | 2026 Est. T.C.V.    | CATA MICHAEL & SARAH |
| Property Class: 407 |                     | 2 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2D

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988



Parcel Number: 45-006-779-002-30

Page: 2

---

2026 Est. T.C.V. 006-779-002-30 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 06/04/2021 for 183,330

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-002-40   | 2026 Est. T.C.V.    | CATA CEFERINO & ANNE |
| Property Class: 407 |                     | 2 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2E

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-002-40

Page: 2

---

2026 Est. T.C.V. 006-779-002-40 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 06/04/2021 for 183,330

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,300       | 146,300        | 146,300 | 94,911       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,200         | 0       | 0            | 2,562          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,500       | 163,500        | 163,500 | 97,473       | 97,473         | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-779-002-50   | 2026 Est. T.C.V.    | ROSKOWSKI STEVEN J & JOANNE K |
| Property Class: 407 |                     | 2 SHORESIDE NORTH             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2F

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-002-50

Page: 2

---

2026 Est. T.C.V. 006-779-002-50 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 06/04/2021 for 183,330

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-002-60   | 2026 Est. T.C.V.    | KLOTS CYNTHIA        |
| Property Class: 407 |                     | 2 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2G

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-002-60

Page: 2

---

2026 Est. T.C.V. 006-779-002-60 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 07/02/2021 for 184,275

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,300       | 146,300        | 146,300 | 94,911       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,200         | 0       | 0            | 2,562          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,500       | 163,500        | 163,500 | 97,473       | 97,473         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-002-70   | 2026 Est. T.C.V.    | HRYSIUKE ROBERT G    |
| Property Class: 407 |                     | 2 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 2H

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988



Parcel Number: 45-006-779-002-70

Page: 2

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2026 Est. T.C.V. 006-779-002-70 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 07/12/2021 for 184,275

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-779-003-00   | 2026 Est. T.C.V.    | HANNAH THOMAS J & THERESE A |
| Property Class: 407 |                     | 3 SHORESIDE NORTH           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3A

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-003-00

Page: 2

---

2026 Est. T.C.V. 006-779-003-00 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 06/25/2021 for 184,275

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

45-006-779-003-10  
Property Class: 407  
Map #: 38

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

RED SAILS PROPERTIES LLC  
3 SHORESIDE NORTH  
GLEN ARBOR, MI 49636

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3B

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-003-10

Page: 2

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2026 Est. T.C.V. 006-779-003-10 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 08/24/2023 for 260,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,300       | 146,300        | 146,300 | 133,720      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,200         | 0       | 0            | 3,610          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,500       | 163,500        | 163,500 | 137,330      | 137,330        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-003-20   | 2026 Est. T.C.V.    | HRYSIUKE ROBERT      |
| Property Class: 407 |                     | 3 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3C

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-003-20

Page: 2

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2026 Est. T.C.V. 006-779-003-20 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 09/18/2025 for 345,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 146,300 146,300 146,300 133,720 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 17,200 0 0 29,780 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 163,500 163,500 163,500 137,330 163,500 0

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-779-003-30   | 2026 Est. T.C.V.    | DEFOREST & SMITH FAMILY TRUST |
| Property Class: 407 |                     | 3 SHORESIDE NORTH             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3D

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988



Parcel Number: 45-006-779-003-30

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2026 Est. T.C.V. 006-779-003-30 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 05/13/2021 for 180,495

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-779-003-40   | 2026 Est. T.C.V.    | BOZELL RALPH & MARY  |
| Property Class: 407 |                     | 3 SHORESIDE NORTH    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3E

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100          |        | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-003-40

Page: 2

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2026 Est. T.C.V. 006-779-003-40 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 05/13/2021 for 182,385

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,300       | 146,300        | 146,300 | 94,911       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,200         | 0       | 0            | 2,562          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,500       | 163,500        | 163,500 | 97,473       | 97,473         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-779-003-50   | 2026 Est. T.C.V.    | HARABURDA KENNETH & SANDRA |
| Property Class: 407 |                     | 3 SHORESIDE NORTH          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3F

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-003-50

Page: 2

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2026 Est. T.C.V. 006-779-003-50 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 05/13/2021 for 182,385

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-779-003-60   | 2026 Est. T.C.V.    | DAVIS DONALD BRIAN & CAROLINE SARA |
| Property Class: 407 |                     | 3 SHORESIDE NORTH                  |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3G

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988

Parcel Number: 45-006-779-003-60

Page: 2

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2026 Est. T.C.V. 006-779-003-60 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 12/18/2023 for 301,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 133,720      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 3,610          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 137,330 | 137,330     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-779-003-70   | 2026 Est. T.C.V.    | BUZZITTA JOSEPH & SUSAN |
| Property Class: 407 |                     | 3 SHORESIDE NORTH       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 3H

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 719 SF Floor Area = 1078 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 719    |          |            |
|           |          |            | Total: | 197,117  | 23,416     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 256,319 | 30,449 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 66,988



Parcel Number: 45-006-779-003-70

Page: 2

---

2026 Est. T.C.V. 006-779-003-70 = 326,988  
 Est. TCV/Total Floor Area = 303.33, Most recent sale 05/13/2021 for 189,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,300       | 146,300 | 146,300 | 94,911       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,200         | 0    | 0         | 2,562          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,500       | 163,500 | 163,500 | 97,473 | 97,473      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-779-004-00   | 2026 Est. T.C.V.    | ALLEN ROBERT M & CYNTHIA M |
| Property Class: 407 |                     | 4 SHORESIDE NORTH          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
 Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
 006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
 006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
 006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
 006-779-004-50, 006-779-004-60, 006-779-004-70;  
 -----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 732 SF Floor Area = 1098 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
 Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 713 | 19,493 | 2,316 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,787 | 30,864 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,901

Parcel Number: 45-006-779-004-00

Page: 2

---

2026 Est. T.C.V. 006-779-004-00 = 327,901  
 Est. TCV/Total Floor Area = 298.63, Most recent sale 04/28/2021 for 218,695

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,700       | 146,700 | 146,700 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 164,000       | 164,000 | 164,000 | 97,824 | 97,824      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-779-004-10   | 2026 Est. T.C.V.    | SMITH DAVID K & CAROL S |
| Property Class: 407 |                     | 4 SHORESIDE NORTH       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4B

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758

Parcel Number: 45-006-779-004-10

Page: 2

---

2026 Est. T.C.V. 006-779-004-10 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 04/28/2021 for 220,985

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,600       | 146,600        | 146,600 | 95,253       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,300         | 0       | 0            | 2,571          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,900       | 163,900        | 163,900 | 97,824       | 97,824         | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-779-004-20   | 2026 Est. T.C.V.    | FIORONI J JOSEPH & LYNETTE LEE |
| Property Class: 407 |                     | 4 SHORESIDE NORTH              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4C

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758

Parcel Number: 45-006-779-004-20

Page: 2

---

2026 Est. T.C.V. 006-779-004-20 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 04/28/2021 for 218,695

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,600       | 146,600 | 146,600 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,900       | 163,900 | 163,900 | 97,824 | 97,824      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-779-004-30   | 2026 Est. T.C.V.    | FLEMING KATHLEEN B TRUST |
| Property Class: 407 |                     | 4 SHORESIDE NORTH        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4D

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758



Parcel Number: 45-006-779-004-30

Page: 2

---

2026 Est. T.C.V. 006-779-004-30 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 04/28/2021 for 220,985

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,600       | 146,600        | 146,600 | 95,253       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,300         | 0       | 0            | 2,571          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,900       | 163,900        | 163,900 | 97,824       | 97,824         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-779-004-40   | 2026 Est. T.C.V.    | BUZZITTA JOSEPH & SUSAN |
| Property Class: 407 |                     | 4 SHORESIDE NORTH       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4E

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

#### Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758

Parcel Number: 45-006-779-004-40

Page: 2

---

2026 Est. T.C.V. 006-779-004-40 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 07/12/2021 for 240,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 146,600       | 146,600        | 146,600 | 95,253       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 17,300         | 0       | 0            | 2,571          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 163,900       | 163,900        | 163,900 | 97,824       | 97,824         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-779-004-50   | 2026 Est. T.C.V.    | VOELKEL DENNIS L & SONJA T |
| Property Class: 407 |                     | 4 SHORESIDE NORTH          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4F

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
-----

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H778 SHORE NORTH |          |             | 1 Units | 260000 | 0.00000    | 100   |              | 260,000 |
|                  | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758

Parcel Number: 45-006-779-004-50

Page: 2

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2026 Est. T.C.V. 006-779-004-50 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 04/12/2024 for 345,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,600       | 146,600 | 146,600 | 146,600      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 3,958          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 163,900       | 163,900 | 163,900 | 150,558 | 150,558     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-779-004-60   | 2026 Est. T.C.V.    | STRENG PHILIP JAMES TRUST |
| Property Class: 407 |                     | 4 SHORESIDE NORTH         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4G

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758

Parcel Number: 45-006-779-004-60

Page: 2

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2026 Est. T.C.V. 006-779-004-60 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 04/28/2021 for 218,695

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,600       | 146,600 | 146,600 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,900       | 163,900 | 163,900 | 97,824 | 97,824      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-779-004-70   | 2026 Est. T.C.V.    | BEARDSLEE SUSAN H TRUST |
| Property Class: 407 |                     | 4 SHORESIDE NORTH       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO  
178 UNIT 4H

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-779-001-00, 006-779-001-10, 006-779-001-20, 006-779-001-30,  
006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50,  
006-779-002-60, 006-779-002-70, 006-779-003-00, 006-779-003-10, 006-779-003-20,  
006-779-003-30, 006-779-003-40, 006-779-003-50, 006-779-003-60, 006-779-003-70,  
006-779-004-00, 006-779-004-10, 006-779-004-20, 006-779-004-30, 006-779-004-40,  
006-779-004-50, 006-779-004-60, 006-779-004-70;  
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Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

\* Factors \*

| Description      | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H778 SHORE NORTH |          |             | 1     | Units | 260000     | 0.00000 | 100          | 260,000 |
|                  | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 260,000 |

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 732 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88  
Economic Depreciation because of: INTEREST SHARE

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 732    |          |            |
|           |          |            | Total: | 200,039  | 23,766     |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 693 | 18,947 | 2,251 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 462   |

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 254 |
| 3 Fixture Bath     | 1 | 6,716 | 798 |
| 2 Fixture Bath     | 1 | 4,500 | 535 |

#### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 35 | 3,241 | 385 |
|---------------|----|-------|-----|

#### Deck

|              |     |       |     |
|--------------|-----|-------|-----|
| Treated Wood | 144 | 3,475 | 413 |
|--------------|-----|-------|-----|

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 227 |
| Public Sewer | 1 | 1,914 | 227 |

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 3,976 | 472 |
|------------------|---|-------|-----|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 1,009 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 259,241 | 30,799 |
|---------|---------|--------|

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.200 => TCV: 67,758



Parcel Number: 45-006-779-004-70

Page: 2

---

2026 Est. T.C.V. 006-779-004-70 = 327,758  
 Est. TCV/Total Floor Area = 298.50, Most recent sale 04/30/2021 for 218,695

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 146,600       | 146,600 | 146,600 | 95,253       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 17,300         | 0    | 0         | 2,571          | 0      |

  

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 163,900       | 163,900 | 163,900 | 97,824 | 97,824      | 0       |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-780-001-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     |                   |
| Map #: 57           | GLEN ARBOR TOWNSHIP | ,                 |

GA 999 LOTS 1 THRU 8 TOTAL ACREAGE INCLUDED IN 129-003-00 SKYLINE SUBDIVISION  
NO. 1. SEC 29 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate %Adj. | Reason       | Value |
|-------------|----------|-------|-------------|-------|------------|--------------|-------|
|             |          | 0.00  | Total Acres |       | Total Est. | Land Value = | 0     |

2026 Est. T.C.V. 006-780-001-00

= 0

Est. TCV/Total Floor Area = 0.00

|               |      |        |              |     |
|---------------|------|--------|--------------|-----|
| 2025 Assessed | MBOR | S.E.V. | Base for Cap | IRM |
|---------------|------|--------|--------------|-----|

|   |   |   |   |      |
|---|---|---|---|------|
| 0 | 0 | 0 | 0 | 2.70 |
|---|---|---|---|------|

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|---|---|

|               |      |        |        |             |         |
|---------------|------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|---------------|------|--------|--------|-------------|---------|

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|---|

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-001-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 202 |                     | 1 SKIPPERS WOOD      |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L253 P456/85 LOT 1 SKIPPERS WOOD SEC 14 T29N R14W.

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage | Depth  | Front      | Depth   | Rate                    | %Adj. | Reason                       | Value   |
|--------------------------------------------------------------------------|----------|--------|------------|---------|-------------------------|-------|------------------------------|---------|
|                                                                          | 100.00   | 175.00 | 1.0000     | 0.0000  | 0                       | 100*  |                              | 0       |
|                                                                          | 35.00    | 175.00 | 1.0000     | 0.0000  | 0                       | 100*  |                              | 0       |
| HOMESTEAD \$7.75/PSF                                                     |          |        | 11805 SqFt | 7.75000 | 100                     |       | PARKING LOT - RES VALUE AREA | 91,487  |
| HOMESTEAD \$3.75/PSF                                                     |          |        | 11805 SqFt | 3.75000 | 100                     |       |                              | 44,268  |
| * denotes lines that do not contribute to the total acreage calculation. |          |        |            |         |                         |       |                              |         |
| 135 Actual Front Feet, 0.54 Total Acres                                  |          |        |            |         | Total Est. Land Value = |       |                              | 135,755 |

Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16 | 15000 | 50     | 23,700     |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 23,700     |

2026 Est. T.C.V. 006-785-001-00 = 159,455

Est. TCV/Total Floor Area = 145.22

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 79,600                  | 79,600 | 79,600    | 30,877         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 100    | 0         | 833            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 79,700                  | 79,700 | 79,700    | 31,710         | 31,710      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-002-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 202 |                     | 2 SKIPPERS WOOD      |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P496/85 LOT 2 EXC PRT TO NORTH VILLAGE CONDO- MINIUM SKIPPERS WOOD SEC 14  
T29N R14W.

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage   | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason           | Value          |        |
|--------------------------------------------------------------------------|------------|--------|--------|--------|-------------------------|-------|------------------|----------------|--------|
|                                                                          | 130.00     | 176.00 | 1.0000 | 0.0000 | 0                       | 100*  |                  | 0              |        |
| HOMESTEAD                                                                | \$7.75/PSF |        | 11440  | SqFt   | 7.75000                 | 100   | PARKING LOT USE- | RES VALUE AREA | 88,660 |
| HOMESTEAD                                                                | \$3.75/PSF |        | 11440  | SqFt   | 3.75000                 | 100   |                  | 42,900         |        |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |        |        |                         |       |                  |                |        |
| 130 Actual Front Feet, 0.53 Total Acres                                  |            |        |        |        | Total Est. Land Value = |       | 131,560          |                |        |

Land Improvement Cost Estimates

| Description                                         | Rate | Size  | % Good | Cash Value |
|-----------------------------------------------------|------|-------|--------|------------|
| D/W/P: Asphalt Paving                               | 2.75 | 15000 | 50     | 20,625     |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 20,625     |

2026 Est. T.C.V. 006-785-002-00 = 152,185

Est. TCV/Total Floor Area = 138.60

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 75,900                  | 75,900 | 75,900    | 30,877         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 200    | 0         | 833            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 76,100                  | 76,100 | 76,100    | 31,710         | 31,710      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-003-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | 3 SKIPPERS WOOD      |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOT 3 SKIPPERS WOOD SEC 14 T29N R14W  
L243 P223/84

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description                                                              | Frontage   | Depth  | Front  | Depth  | Rate    | %Adj. | Reason           | Value                   |         |
|--------------------------------------------------------------------------|------------|--------|--------|--------|---------|-------|------------------|-------------------------|---------|
|                                                                          | 130.00     | 164.00 | 1.0000 | 0.0000 | 0       | 100*  |                  | 0                       |         |
| HOMESTEAD                                                                | \$7.75/PSF |        | 11301  | SqFt   | 7.75000 | 100   | PARKING LOT USE- | RES VALUE AREA          | 87,582  |
| HOMESTEAD                                                                | \$3.75/PSF |        | 10000  | SqFt   | 3.75000 | 100   |                  | 37,500                  |         |
| * denotes lines that do not contribute to the total acreage calculation. |            |        |        |        |         |       |                  |                         |         |
| 130 Actual Front Feet, 0.49 Total Acres                                  |            |        |        |        |         |       |                  | Total Est. Land Value = | 125,082 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail                          | 18.44 | 100  | 50     | 922        |
| D/W/P: Asphalt Paving                               | 3.16  | 1100 | 50     | 1,738      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 2,660      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: THE WARMERY

Costs are taken from the Visitor Centers cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 68

Base Rate for Upper Floors = 161.66

(10) Heating system: Package Heating & Cooling Cost/SqFt: 31.61 100%  
Adjusted Square Foot Cost for Upper Floors = 193.27

Total Floor Area: 264 Base Cost New of Upper Floors = 51,023

Reproduction/Replacement Cost = 51,023  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 30,614

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = |           |      |           |             |             | 0    |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 0

| Unit in Place Items    | Rate   | Quantity | Arch | %Good | Depr.Cost |
|------------------------|--------|----------|------|-------|-----------|
| /CI17/SKIL/POM1000250H | 149.35 | 100      | 1.00 | 50    | 7,468     |

ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 60,931  
Replacement Cost/Floor Area= 249.84 Est. TCV/Floor Area= 230.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 60,931

2026 Est. T.C.V. 006-785-003-00 = 188,673

Est. TCV/Total Floor Area = 714.67

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 91,200                  | 91,200 | 91,200    | 23,684         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 3,100  | 0         | 639            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 94,300                  | 94,300 | 94,300    | 24,323         | 24,323      | 0       |  |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-785-004-00   | 2026 Est. T.C.V.    | GIZA GEORGE A & PATRICIA TRUST |
| Property Class: 401 |                     | 4 SKIPPERS WOOD                |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L466 P890/98 LOT 4 SKIPPERS WOOD SEC 14 T29N R14W

## Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 120.00   | 158.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H785 SKIPP WEST SIDE 180K               |          |        | 1 Units | 180000.00000 | 0    | 100   |                         | 180,000 |
| 120 Actual Front Feet, 0.44 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 180,000 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Brick on Sand                                | 22.06    | 63   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 1980 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2163 SF Floor Area = 2163 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,163  |          |            |
|         |          |            | Total: | 417,318  | 292,122    |

## Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 2,722 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 112 | 2,994  | 2,096  |
| CGEP (1 Story) | 260 | 21,369 | 14,958 |

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 810 | 44,275 | 30,992 |
| Common Wall: 1 Wall | 1   | -2,606 | -1,824 |
| Door Opener         | 2   | 1,343  | 940    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,340 |
| Public Sewer | 1 | 1,914 | 1,340 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 2 | 7,334 | 5,134 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 519,287 | 363,500 |
|---------|---------|---------|

## Notes:

|                                                  |         |
|--------------------------------------------------|---------|
| ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: | 799,700 |
|--------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-785-004-00 | = | 982,200 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 454.09

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 419,500       | 419,500 | 419,500 | 195,670      | 2.70 |

Parcel Number: 45-006-785-004-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 71,600         | 0       | 0         | 5,283          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 491,100  | 491,100        | 491,100 | 200,953   | 200,953        | 0       |



|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-785-005-00   | 2026 Est. T.C.V.    | J & B HUDSPETH FAMILY TRUST -1 |
| Property Class: 401 |                     | 5 SKIPPERS WOOD                |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L205 L732/78 L272 P989/87 LOT 5 SKIPPERS WOOD SEC 14 T29N R14W

## Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 115.00   | 167.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H785 SKIPP WEST SIDE 180K               |          |        | 1 Units | 180000.00000 | 100  |       |                         | 180,000 |
| 115 Actual Front Feet, 0.44 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 180,000 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 45.74    | 64   | 50     | 1,463      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,963      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 2 STORY | Cls BC | Blt 1991 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1409 SF Floor Area = 2878 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,409 |          |            |
| 1 Story | Siding   | Overhang    | 60    |          |            |
|         |          | Total:      |       | 431,187  | 344,950    |

## Other Additions/Adjustments

|              |     |       |       |
|--------------|-----|-------|-------|
| Exterior     |     |       |       |
| Stone Veneer | 210 | 9,626 | 7,701 |

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CPP            | 42  | 1,339  | 1,071  |
| CGEP (1 Story) | 168 | 15,570 | 12,456 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 184 | 4,092 | 3,274 |
| Treated Wood | 140 | 3,413 | 2,730 |

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 34,698 | 27,758 |
| Door Opener | 2   | 1,343  | 1,074  |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
| Prefab 2 Story   | 1 | 4,533 | 3,626 |

|         |         |         |
|---------|---------|---------|
| Totals: | 542,168 | 433,734 |
|---------|---------|---------|

Notes:

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ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 954,215

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2026 Est. T.C.V. 006-785-005-00 = 1,138,178

Est. TCV/Total Floor Area = 395.48, Most recent sale 06/14/2013 for 470,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 488,300       | 488,300        | 488,300 | 488,300      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 80,800         | 0       | 0            | 13,184         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 569,100       | 569,100        | 569,100 | 501,484      | 501,484        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-785-006-00   | 2026 Est. T.C.V.    | DUDEK HILLARY R TRUST |
| Property Class: 401 |                     | 6 SKIPPERS WOOD       |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L397 P626/94 LOT 6 SKIPPERS WOOD SEC 14 T29N R14W

## Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 112.00   | 195.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H785 SKIPP WEST SIDE 180K               |          |        | 1 Units | 180000.00000 | 0    | 100   |                         | 180,000 |
| 112 Actual Front Feet, 0.50 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 180,000 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1200 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

|                            |               |         |        |          |
|----------------------------|---------------|---------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls BC | Blt 2013 |
|----------------------------|---------------|---------|--------|----------|

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1792 SF Floor Area = 1792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,792  |          |            |
|         |          |            | Total: | 361,677  | 325,508    |

## Other Additions/Adjustments

|                                                           |     |        |             |
|-----------------------------------------------------------|-----|--------|-------------|
| Recreation Room                                           | 785 | 21,462 | 19,316      |
| Exterior                                                  |     |        |             |
| Brick Veneer                                              | 200 | 4,028  | 3,625       |
| Stone Veneer                                              | 40  | 1,834  | 1,651       |
| Basement, Outside Entrance, Below Grade                   | 1   | 3,888  | 3,499       |
| Plumbing                                                  |     |        |             |
| Average Fixture(s)                                        | 1   | 2,136  | 1,922       |
| 3 Fixture Bath                                            | 2   | 13,432 | 12,089      |
| Porches                                                   |     |        |             |
| CCP (1 Story)                                             | 137 | 5,187  | 4,668       |
| WGEP (1 Story)                                            | 144 | 16,173 | 14,556      |
| WPP                                                       | 175 | 5,745  | 5,170       |
| Garages                                                   |     |        |             |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |        |             |
| Base Cost                                                 | 691 | 42,490 | 38,241      |
| Common Wall: 1 Wall                                       | 1   | -3,064 | -2,758      |
| Door Opener                                               | 2   | 1,343  | 1,209       |
| Water/Sewer                                               |     |        |             |
| Public Water                                              | 1   | 1,914  | 1,723       |
| Public Sewer                                              | 1   | 1,914  | 1,723       |
| Built-Ins                                                 |     |        |             |
| Appliance Allow.                                          | 1   | 3,976  | 3,578       |
| Fireplaces                                                |     |        |             |
| Prefab 1 Story                                            | 1   | 3,667  | 3,300       |
| Local Cost Items                                          |     |        |             |
| GENERATOR                                                 | 1   | 1      | 1 *95% Good |

Totals: 487,803 439,021

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 965,846

2026 Est. T.C.V. 006-785-006-00 = 1,148,346

Est. TCV/Total Floor Area = 640.82, Most recent sale 11/11/2011 for 108,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 489,600                 | 489,600 | 489,600   | 313,567        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 84,600  | 0         | 8,466          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 574,200                 | 574,200 | 574,200   | 322,033        | 322,033     | 322,033 |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-785-007-00   | 2026 Est. T.C.V.    | ST JOHN QUINTON TRUST |
| Property Class: 401 |                     | 7 SKIPPERS WOOD       |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L254 P196/85 L324 P387-389/91 L619 P195 L709 P93&105/03 LOT 7 SKIPPERS WOOD SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 116.00   | 195.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP WEST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 116 Actual Front Feet, 0.52 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1985

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2447 SF Floor Area = 2447 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,447  |          |            |
|         |          |            | Total: | 464,615  | 371,692    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 2270 | 62,062 | 31,031 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,110  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 112 | 2,914 | 2,331 |
| Treated Wood | 232 | 4,772 | 3,818 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 528 | 35,080 | 28,064 |
| Door Opener | 2   | 1,343  | 1,074  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 1 Story | 2 | 13,835 | 11,068 |
|------------------|---|--------|--------|

#### Porches

|     |    |     |     |
|-----|----|-----|-----|
| CPP | 14 | 443 | 354 |
| CPP | 18 | 569 | 455 |

Totals: 612,893 471,695

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 1,037,729

Parcel Number: 45-006-785-007-00

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2026 Est. T.C.V. 006-785-007-00 = 1,220,229  
 Est. TCV/Total Floor Area = 498.66, Most recent sale 10/04/2012 for 495,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 519,000       | 519,000        | 519,000 | 327,298      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 91,100         | 0       | 0            | 8,837          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 610,100       | 610,100        | 610,100 | 336,135      | 336,135        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-785-008-00   | 2026 Est. T.C.V.    | FINDER MARGARET P 2003 TRUST |
| Property Class: 401 |                     | 8 SKIPPERS WOOD              |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L349 P153 L352 P661 L358 P765 L362 P766 L612 P520/01 L754 P107/03 LOT 8 SKIPPERS WOOD SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 110.00   | 171.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 110 Actual Front Feet, 0.43 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.68     | 1500 | 0      | 0          |
| D/W/P: Patio Blocks                                 | 19.22    | 300  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1124 SF Floor Area = 1124 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,124  |          |            |
|         |          |            | Total: | 231,160  | 171,058    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 956 | 26,137 | 13,068 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,581 |
| 2 Fixture Bath     | 2 | 8,999 | 6,659 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WPP            | 354 | 8,284 | 6,130 |
| CGEP (1 Story) | 54  | 6,846 | 5,066 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 3,116 | 2,306 |
| Door Opener            | 1 | 672   | 497   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,416 |
| Public Sewer | 1 | 1,914 | 1,416 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,942 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 3,694 | 2,734 |
|------------|---|-------|-------|

Totals: 298,848 214,873

#### Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 472,721

2026 Est. T.C.V. 006-785-008-00 = 655,221

Est. TCV/Total Floor Area = 582.94, Most recent sale 11/16/2001 for 350,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-785-008-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 285,900  | 285,900        | 285,900 | 168,017   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 41,700         | 0       | 0         | 4,536          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 327,600  | 327,600        | 327,600 | 172,553   | 172,553        | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-785-009-00   | 2026 Est. T.C.V.    | SIEGLE RICHARD L & CARLA K |
| Property Class: 402 |                     | 9 SKIPPERS WOOD            |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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L271 P838/871 L295 P954 L373 P233/93 LOT 9 SKIPPERS WOOD SEC 14 T29N R14W.

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Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 115.00   | 133.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 115 Actual Front Feet, 0.35 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

---

2026 Est. T.C.V. 006-785-009-00 = 180,000

Est. TCV/Total Floor Area = 160.14, Most recent sale 10/14/1993 for 30,000

|                         |        |        |              |                |         |
|-------------------------|--------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |
| 90,000                  | 90,000 | 90,000 | 19,049       | 2.70           |         |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0      | 0      | 0            | 514            | 0       |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 90,000                  | 90,000 | 90,000 | 19,563       | 19,563         | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-785-010-00   | 2026 Est. T.C.V.    | BANKOWSKI JEFFREY & LAURA |
| Property Class: 402 |                     | 10 SKIPPERS WOOD          |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

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L278 P203 L466 P891/98 LOT 10 SKIPPERS WOOD SEC 14 T29N R14W.

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Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 170.00   | 132.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 170 Actual Front Feet, 0.52 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

---

2026 Est. T.C.V. 006-785-010-00 = 180,000

Est. TCV/Total Floor Area = 160.14, Most recent sale 08/16/2024 for 189,000

|                         |        |        |              |                |         |
|-------------------------|--------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |
| 90,000                  | 90,000 | 90,000 | 90,000       | 2.70           |         |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0      | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 90,000                  | 90,000 | 90,000 | 92,430       | 90,000         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-785-011-00   | 2026 Est. T.C.V.    | CASE JOHN J & BARBARA L |
| Property Class: 401 |                     | 11 SKIPPERS WOOD        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L281 P726/87 L615 P845/01 L667 P693/02 L819 P345/04 LOT 11 SKIPPERS WOOD. SEC 14  
T29N R14W.

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth         | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|---------------|------|-------|-------------------------|---------|
|                                         | 117.00   | 150.00 | 1.0000  | 1.0000        | 0    | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000.000000 | 100  |       |                         | 180,000 |
| 117 Actual Front Feet, 0.40 Total Acres |          |        |         |               |      |       | Total Est. Land Value = | 180,000 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 1090 SF Floor Area = 2306 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,090 |          |            |
| 0.5 Story  | Siding   | Overhang   | 12    |          |            |
| 1 Story    | Siding   | Overhang   | 393   |          |            |
|            |          | Total:     |       | 408,810  | 347,488    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 296 | 14,054 | 11,946 |
| WCP (1 Story) | 168 | 9,929  | 8,440  |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 64  | 2,109 | 1,793 |
| Treated Wood | 214 | 4,537 | 3,856 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 797 | 46,816 | 39,794 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,739 |
|-------------------|---|-------|-------|

Totals: 504,918 429,182

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 944,200

Parcel Number: 45-006-785-011-00

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2026 Est. T.C.V. 006-785-011-00 = 1,126,700  
 Est. TCV/Total Floor Area = 488.59, Most recent sale 08/08/2007 for 425,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 480,900       | 480,900 | 480,900 | 277,341      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 82,500         | 0    | 0         | 7,488          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 563,400       | 563,400 | 563,400 | 284,829 | 284,829     | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-785-012-00   | 2026 Est. T.C.V.    | UHEREK ROSEMAIRE & JOHN |
| Property Class: 401 |                     | 12 SKIPPERS WOOD        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L281 P725/87 L323 P523 & 670/91 LOT 12 SKIPPERS WOOD SEC 14 T29N R14W.

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 110.00   | 157.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000.00000 | 100  |       |                         | 180,000 |
| 110 Actual Front Feet, 0.40 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 180,000 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 4.01     | 1000 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 95     | 1,425      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 1,425      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2016

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1769 SF Floor Area = 2486 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement    | 1,433  |          |            |
| 1 Story   | Siding   | Crawl Space | 336    |          |            |
|           |          |             | Total: | 486,152  | 456,983    |

Other Additions/Adjustments

|              |     |        |        |
|--------------|-----|--------|--------|
| Exterior     |     |        |        |
| Stone Veneer | 525 | 26,686 | 25,085 |

|                    |   |        |        |
|--------------------|---|--------|--------|
| Plumbing           |   |        |        |
| Average Fixture(s) | 1 | 3,257  | 3,062  |
| 3 Fixture Bath     | 2 | 20,550 | 19,317 |
| 2 Fixture Bath     | 1 | 6,850  | 6,439  |

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water/Sewer          |   |       |       |
| 1000 Gal Septic      | 1 | 6,011 | 5,650 |
| Water Well, 100 Feet | 1 | 6,941 | 6,525 |

|               |     |       |       |
|---------------|-----|-------|-------|
| Porches       |     |       |       |
| WCP (1 Story) | 67  | 5,811 | 5,462 |
| WPP           | 42  | 2,728 | 2,564 |
| WPP           | 35  | 2,354 | 2,213 |
| CCP (1 Story) | 192 | 7,843 | 7,372 |

Garages

|                                                          |     |        |        |
|----------------------------------------------------------|-----|--------|--------|
| Class: B Exterior: Siding Foundation: 42 Inch (Finished) |     |        |        |
| Base Cost                                                | 842 | 57,576 | 54,121 |
| Storage Over Garage                                      | 842 | 17,926 | 16,850 |
| Door Opener                                              | 2   | 1,504  | 1,414  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,439 |
|------------------|---|-------|-------|

Totals: 659,039 619,496

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 1,362,891

2026 Est. T.C.V. 006-785-012-00 = 1,544,316  
 Est. TCV/Total Floor Area = 621.21, Most recent sale 10/08/2014 for 82,000

Parcel Number: 45-006-785-012-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 654,700  | 654,700        | 654,700 | 413,580      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 117,500        | 0       | 0            | 11,166         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 772,200  | 772,200        | 772,200 | 424,746      | 424,746        | 424,746 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-013-00   | 2026 Est. T.C.V.    | ERICKSON JULIE A     |
| Property Class: 401 |                     | 13 SKIPPERS WOOD     |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L436 P219 L526 P299/99 L616 P974/01 L935 P998/07 LOT 13 SKIPPERS WOOD SEC 14  
T29N R14W.

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 120.00   | 158.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 120 Actual Front Feet, 0.44 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls C -5 Blt 2022

(11) Heating System: Forced Heat & Cool  
Ground Area = 802 SF Floor Area = 802 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories  | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|----------|----------|-------------|--------|----------|------------|
| 1+ Story | Siding   | Blt-in Gar. | 802    |          |            |
|          |          |             | Total: | 70,335   | 69,621     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,734 |
| Water Well, 100 Feet | 1 | 5,847 | 5,789 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 31 | 1,352 | 1,338 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 802 | 37,157 | 36,785 |
| Door Opener | 1   | 537    | 532    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Porches

|     |    |     |     |
|-----|----|-----|-----|
| WPP | 20 | 724 | 717 |
|-----|----|-----|-----|

Totals: 132,575 131,237

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 288,721

2026 Est. T.C.V. 006-785-013-00 = 468,721

Est. TCV/Total Floor Area = 584.44, Most recent sale 06/22/2020 for 75,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 215,300                 | 215,300 | 215,300 | 137,330      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 19,100  | 0       | 0            | 3,707          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 234,400                 | 234,400 | 234,400 | 141,037      | 141,037        | 141,037 |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-785-014-00   | 2026 Est. T.C.V.    | ADAMS RICHARD J & NANCY C TRUST |
| Property Class: 401 |                     | 14 SKIPPERS WOOD                |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L208 P659/79 L252 P879/85 LOT 14 SKIPPERS WOOD SEC 14 T29N R14W.

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth     | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|-----------|------|-------|-------------------------|---------|
|                                         | 155.00   | 160.00 | 1.0000  | 1.0000    | 0    | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000.00 | 000  | 100   |                         | 180,000 |
| 155 Actual Front Feet, 0.57 Total Acres |          |        |         |           |      |       | Total Est. Land Value = | 180,000 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 739 SF Floor Area = 1188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 739    |          |            |
| 1 Story   | Siding   | Overhang    | 80     |          |            |
|           |          |             | Total: | 162,056  | 113,450    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
|--------------------|---|-------|-------|

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 367 | 6,676 | 4,673 |
| WCP (1 Story) | 56  | 3,616 | 2,531 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 82  | 2,258 | 1,581 |
| Treated Wood | 132 | 3,101 | 2,171 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,786 |
|------------|---|-------|-------|

Totals: 187,465 131,237

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 288,721

2026 Est. T.C.V. 006-785-014-00 = 471,221

Est. TCV/Total Floor Area = 396.65

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 210,300                 | 210,300 | 210,300 | 66,967       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 25,300  | 0       | 0            | 1,808          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 235,600                 | 235,600 | 235,600 | 68,775       | 68,775         | 0       |  |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-785-015-00   | 2026 Est. T.C.V.    | FARMER POHLONSKI FAMILY TRUST |
| Property Class: 401 |                     | 15 SKIPPERS WOOD              |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L642 P847/02 LOT 15 SKIPPERS WOODS SEC 14 T29N R14W.

## Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 120.00   | 196.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 120 Actual Front Feet, 0.54 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 49.36    | 48   | 50     | 1,184      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,684      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 937 SF Floor Area = 2062 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 937  |          |            |
| 1 Story    | Siding   | Overhang    | 140  |          |            |
| 1 Story    | Siding   | Overhang    | 50   |          |            |
| 1 Story    | Siding   | Overhang    | 701  |          |            |
|            |          | Total:      |      | 291,479  | 189,461    |

## Other Additions/Adjustments

## Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 376 | 8,795 | 5,717 |
| WCP (1 Story) | 80  | 5,826 | 3,787 |

## Balcony

|              |    |     |     |
|--------------|----|-----|-----|
| Wood Balcony | 10 | 546 | 355 |
|--------------|----|-----|-----|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 649 | 40,614 | 26,399 |
| Door Opener | 2   | 1,343  | 873    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,244 |
| Public Sewer | 1 | 1,914 | 1,244 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Interior 2 Story | 2 | 16,991 | 11,044 |
|------------------|---|--------|--------|

Totals: 388,966 252,827

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 =&gt; TCV: 556,219

Parcel Number: 45-006-785-015-00

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 Est. TCV/Total Floor Area = 358.83, Most recent sale 11/02/2015 for 305,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 325,700       | 325,700        | 325,700 | 197,533      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 44,300         | 0       | 0            | 5,333          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 370,000       | 370,000        | 370,000 | 202,866      | 202,866        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-016-01   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 402 |                     | SKIPPERS WOOD        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2021007355 LOT 16 SKIPPERS WOOD SEC 14 T29N R14W AS RECORDED IN LIBER 7 OF PLATS PAGES 49, 50 AND 51 EXCEPT ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE S01 029'09"W 7.53 FEET TO THE POINT OF BEGINNING. AND INCLUDING THAT PART OF SAID LOT 17 DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 17; THENCE ALONG THE NORTH LOT LINE S87°32'20"W 320.52 FEET TO THE POINT OF BEGINNING; THENCE 100.40 FEET ALONG THE ARC OF A 695.11 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS S1 6°00'18"E 100.32 FEET; THENCE ALONG THE SOUTH LOT LINE S89°59'20"W 2.13 FEET; THENCE 100.29 FEET ALONG THE ARC OF A 697.11 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS N15°57'40"W 100.21 FEET; THENCE ALONG THE NORTH LOT LINE N87°32'20"E 2.03 FEET TO THE POINT OF BEGINNING.

BOUNDARY LINE ADJ AND COMBINE PARTS OF LOT 17 ON 10/10/2021 FROM 006-785-016-00 FOR DEED 2021007355. NO ZONING APPROVAL ON FILE. FORMERLY L236 P279/83 LOT 16 SKIPPERS WOOD SEC 14 T29N R14W.

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
 Parent Parcel(s): 006-785-016-00;  
 Child Parcel(s): 006-785-016-01;  
 -----

#### Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj.   | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|---------|--------------|---------|
|                                         | 160.00   | 285.86 | 1.0000 | 1.0000 | 0          | 100     | SIZE         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1      | Units  | 180000     | 0.00000 | 100          | 180,000 |
| 160 Actual Front Feet, 1.05 Total Acres |          |        |        |        | Total Est. |         | Land Value = | 180,000 |

|                                   |                |        |                |
|-----------------------------------|----------------|--------|----------------|
| 2026 Est. T.C.V.                  | 006-785-016-01 | =      | 180,000        |
| Est. TCV/Total Floor Area = 87.29 |                |        |                |
| 2025 Assessed                     | MBOR           | S.E.V. | Base for Cap   |
| 90,000                            | 90,000         | 90,000 | 44,029         |
| 2026 New Eq. Adjustment           |                | Loss   | IRM            |
| 0                                 | 0              | 0      | 2.70           |
| 2026 Assessed                     | MBOR           | S.E.V. | Additions      |
| 90,000                            | 90,000         | 90,000 | 0              |
|                                   |                |        | Tax Adjustment |
|                                   |                |        | 1,188          |
|                                   |                |        | Losses         |
|                                   |                |        | 0              |
| 2026 Assessed                     | MBOR           | S.E.V. | Capped         |
| 90,000                            | 90,000         | 90,000 | 45,217         |
|                                   |                |        | ->Taxable<-    |
|                                   |                |        | 45,217         |
|                                   |                |        | PRE/MBT        |
|                                   |                |        | 0              |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-785-017-01   | 2026 Est. T.C.V.    | DROUILLARD JACOB & NICOLE |
| Property Class: 401 |                     | 16 SKIPPERS WOOD          |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

2021007355 PARCEL 17A: LOT 17 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51. ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE SOI 029'09"W 7.53 FEET TO THE POINT OF BEGINNING; AND ALSO THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE EAST LOT LINE SO 1 °29'09"W 18.24 FEET; THENCE S89°52'13"W 77.72 FEET; THENCE N21 °02'43"W 19.71 FEET; THENCE ALONG THE NORTH LOT LINE N89°59'20"E 85.27 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PART OF SAID LOT 17 DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 17; THENCE ALONG THE NORTH LOT LINE S87°32'20"W 320.52 FEET TO THE POINT OF BEGINNING; THENCE 100.40 FEET ALONG THE ARC OF A 695.11 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SI 6°00'18"E 100.32 FEET; THENCE ALONG THE SOUTH LOT LINE S89°59'20"W 2.13 FEET; THENCE I 00.29 FEET ALONG THE ARC OF A 697.11 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NL5°57'40"W 100.21 FEET; THENCE ALONG THE NORTH LOT LINE N87°32'20"E 2.03 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS...

BOUNDARY LINE ADJUSTMENT AND EXCEPTION ON 9/10/21 FROM 006-785-017-00; NO ZONING APPROVAL ON FILE FOR NEW SHAPE. FORMERLY LOT 17 SKIPPERS WOOD. SEC 14 T29N R14W.

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
 Parent Parcel(s): 006-785-017-00;  
 Child Parcel(s): 006-785-017-01;  
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#### Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 105.00   | 307.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 105 Actual Front Feet, 0.74 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete   | 7.73  | 208  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 3600 | 0      | 0          |
| D/W/P: Asphalt Paving | 3.68  | 2400 | 0      | 0          |
| Wood Frame            | 45.74 | 64   | 50     | 1,463      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 11,463     |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2440 SF Floor Area = 5147 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Basement    | 506    |          |            |
| 2 Story | Siding   | Basement    | 685    |          |            |
| 2 Story | Siding   | Crawl Space | 635    |          |            |
| 2 Story | Siding   | Slab        | 400    |          |            |
| 2 Story | Siding   | Crawl Space | 214    |          |            |
| 1 Story | Siding   | Overhang    | 123    |          |            |
| 2 Story | Siding   | Overhang    | 19     |          |            |
| 2 Story | Siding   | Overhang    | 53     |          |            |
|         |          |             | Total: | 732,439  | 476,085    |

## Other Additions/Adjustments

|                                                           |     |         |         |            |
|-----------------------------------------------------------|-----|---------|---------|------------|
| Recreation Room                                           | 685 | 18,728  | 12,173  |            |
| Basement, Outside Entrance, Below Grade                   | 1   | 3,888   | 2,527   |            |
| Plumbing                                                  |     |         |         |            |
| Average Fixture(s)                                        | 1   | 2,136   | 1,388   |            |
| 3 Fixture Bath                                            | 3   | 20,147  | 13,096  |            |
| 2 Fixture Bath                                            | 1   | 4,500   | 2,925   |            |
| Porches                                                   |     |         |         |            |
| WPP                                                       | 238 | 6,678   | 4,341   |            |
| WPP                                                       | 398 | 9,301   | 6,046   |            |
| WPP                                                       | 151 | 5,238   | 3,405   |            |
| WCP (1 Story)                                             | 65  | 5,095   | 3,312   |            |
| Deck                                                      |     |         |         |            |
| Treated Wood                                              | 65  | 2,125   | 1,381   |            |
| Balcony                                                   |     |         |         |            |
| Wood Balcony                                              | 35  | 1,911   | 1,242   |            |
| Wood Balcony                                              | 144 | 7,861   | 5,110   |            |
| Garages                                                   |     |         |         |            |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) |     |         |         |            |
| Door Opener                                               | 1   | 672     | 437     |            |
| Basement Garage: 1.5Car                                   | 1   | 3,425   | 2,226   |            |
| Water/Sewer                                               |     |         |         |            |
| Public Water                                              | 1   | 1,914   | 1,244   |            |
| Public Sewer                                              | 1   | 1,914   | 1,244   |            |
| Built-Ins                                                 |     |         |         |            |
| Appliance Allow.                                          | 2   | 7,952   | 5,169   |            |
| Fireplaces                                                |     |         |         |            |
| Prefab 2 Story                                            | 1   | 4,533   | 2,946   |            |
| Unit-in-Place Cost Items                                  |     |         |         |            |
| RES ELEVATOR                                              | 1   | 15,450  | 14,677  | *95% Good  |
| Local Cost Items                                          |     |         |         |            |
| GENERATOR                                                 | 1   | 1       | 1       | *100% Good |
| Totals:                                                   |     | 855,908 | 560,975 |            |

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 =&gt; TCV: 1,234,144

2026 Est. T.C.V. 006-785-017-01 = 1,425,607

Est. TCV/Total Floor Area = 276.98, Most recent sale 09/10/2021 for 842,500

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 607,800       | 607,800    | 607,800 | 473,425      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 105,000    | 0       | 0            | 12,782         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 712,800       | 712,800    | 712,800 | 486,207      | 486,207        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-018-01   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 402 |                     | SKIPPERS WOOD        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

2021007355 LOT 18 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51 EXCEPT THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE EAST LOT LINE S0 1 °29'09"W 18.24 FEET; THENCE S89°52'13"W 77.72 FEET; THENCE N21 °02'43"W 19.71 FEET; THENCE ALONG THE NORTH LOT LINE N89°59'20"E 85.27 FEET TO THE POINT OF BEGINNING.

NO ZONING APPROVAL ON FILE FOR BOUNDARY LINE ADJ ON 10/10/2021 FROM 006-785-018-00 FOR DEED 2021007355 FORMERLY L257 P206/85 LOT 18 SKIPPERS WOOD SEC 14 T29N R14W.

Split/Comb. on 01/03/2022 completed 01/03/2022 TIM ;  
 Parent Parcel(s): 006-785-018-00;  
 Child Parcel(s): 006-785-018-01;  
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#### Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 105.00   | 244.77 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 105 Actual Front Feet, 0.59 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

2026 Est. T.C.V. 006-785-018-01 = 180,000

Est. TCV/Total Floor Area = 34.97

|                         |        |        |              |                |         |
|-------------------------|--------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |
| 90,000                  | 90,000 | 90,000 | 44,029       | 2.70           |         |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0      | 0      | 0            | 1,188          | 0       |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 90,000                  | 90,000 | 90,000 | 45,217       | 45,217         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-019-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 402 |                     | 19 SKIPPERS WOOD     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L226 P334/81 LOT 19 SKIPPERS WOOD SEC 14 T29N R14W.

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Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 105.00   | 228.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 105 Actual Front Feet, 0.55 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

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2026 Est. T.C.V. 006-785-019-00 = 180,000

Est. TCV/Total Floor Area = 34.97

|                         |        |        |              |                |         |
|-------------------------|--------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |
| 90,000                  | 90,000 | 90,000 | 44,029       | 2.70           |         |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0      | 0      | 0            | 1,188          | 0       |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 90,000                  | 90,000 | 90,000 | 45,217       | 45,217         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-020-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 402 |                     | 16 SKIPPERS WOOD     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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L226 P334/81 LOT 20 SKIPPERS WOOD. SEC 14 T29N R14W.

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Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 101.00   | 198.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 101 Actual Front Feet, 0.46 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

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2026 Est. T.C.V. 006-785-020-00 = 180,000

Est. TCV/Total Floor Area = 34.97

|                         |        |        |              |                |         |
|-------------------------|--------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |
| 90,000                  | 90,000 | 90,000 | 44,029       | 2.70           |         |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0      | 0      | 0            | 1,188          | 0       |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 90,000                  | 90,000 | 90,000 | 45,217       | 45,217         | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-021-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 402 |                     | 21 SKIPPERS WOOD     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1212P899 L1212P901 L259 P497/85 L281 P515/87 LOT 21 SKIPPERS WOOD. SEC 14 T29N R14W. EXCEPT PART OF LOT 21 OF THE PLAT OF SKIPPERS WOOD, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, DESCRIBED AS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE N87° 13 '40"E 44.27 FEET ALONG THE SOUTH LINE OF SAID LOT 21 TO THE POINT OF BEGINNING; THENCE N22°47'49"E 10.00 FEET; THENCE S67°12'11"E 20.91 FEET; THENCE S87°13'40"W 23.18 FEET ALONG THE SOUTH LINE OF SAID LOT 21 TO THE POINT OF BEGINNING. CONTAINING 104.56 SQ.FT. MORE OF LESS AS SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY.

10/29/14 EXEMPT TRANSFER, TECHNICAL WRINKLE INVOLVING TEMP TRANSFER TO STRAW PERSON - TIM

# Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 101.00   | 172.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H785 SKIPP EAST SIDE 180K               |          |        | 1 Units | 180000 | 0.00000 | 100   |                         | 180,000 |
| 101 Actual Front Feet, 0.40 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 180,000 |

2026 Est. T.C.V. 006-785-021-00 = 180,000

Est. TCV/Total Floor Area = 34.97

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 90,000                  | 90,000 | 90,000 | 44,029       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 1,188          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 90,000                  | 90,000 | 90,000 | 45,217       | 45,217         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-022-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 201 |                     | 22 SKIPPERS WOOD     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L246 P847/84 LOT 22 SKIPPERS WOOD. SEC 14 T29N R14W. & L1212P901 THAT PART OF LOT 21 OF THE PLAT OF SKIPPERS WOOD, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY MICHIGAN, DESCRIBED AS; COMMENCING AT SOUTHWEST CORNER OF SAID LOT 21, THENCE N87° 13 '40"E 44.27 FEET ALONG SOUTH LINE OF SAID LOT 21 TO POB; THENCE N22°47'49"E 10.00 FEET; THENCE S67°12'11"E 20.91 FEET; THENCE S87°13'40"W 23.18 FEET ALONG SOUTH LINE OF SAID LOT 21 TO POB. CONTAINING 104.56 SQ.FT. MORE OF LESS AS SHOWN ON ATTACHED CERTIFICATE OF SURVEY.

10/29/14 EXEMPT TRANSFER, TECHNICAL WRINKLE INVOLVING TEMP TRANSFER TO STRAW PERSON - TIM

#### Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage   | Depth  | Front  | Depth  | Rate    | %Adj. | Reason | Value  |
|-------------|------------|--------|--------|--------|---------|-------|--------|--------|
|             | 188.00     | 158.00 | 1.0000 | 0.0000 | 0       | 100*  |        | 0      |
| HOMESTEAD   | \$3.75/PSF |        | 19808  | SqFt   | 3.75000 | 100   |        | 74,280 |
| HOMESTEAD   | \$7.75/PSF |        | 10000  | SqFt   | 7.75000 | 100   |        | 77,500 |

\* denotes lines that do not contribute to the total acreage calculation.

188 Actual Front Feet, 0.68 Total Acres      Total Est. Land Value =      151,780

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 6.73     | 450  | 50     | 1,514      |
| D/W/P: Asphalt Paving                               | 2.75     | 2732 | 50     | 3,756      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 97     | 4,850      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 10,120     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1991  
Description of Occupancy: ACCOMODATIONS CENTER

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Low Cost  
Stories: 2      Story Height: 8      Perimeter: 276  
Overall Building Height: 10

Base Rate for Upper Floors = 104.29

(10) Heating system: Forced Air Furnace      Cost/SqFt: 21.12      100%  
(10) Heating system: Forced Air Furnace      Cost/SqFt: 21.12      100%  
Combined Heating System adjustment: 42.24      100%  
Adjusted Square Foot Cost for Upper Floors = 146.53

Total Floor Area: 4,291      Base Cost New of Upper Floors =      628,761

Reproduction/Replacement Cost =      628,761  
Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost =      377,257

ECF (2202-H COMMERCIAL HOMESTEAD)      1.600 => TCV of Bldg: 1 =      603,611  
Replacement Cost/Floor Area= 146.53      Est. TCV/Floor Area= 140.67

Total Estimated True Cash Value of Commercial/Industrial Buildings =      603,611

2026 Est. T.C.V. 006-785-022-00      =      765,511

Est. TCV/Total Floor Area = 178.40

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 351,100       | 351,100    | 351,100 | 123,779      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,700     | 0       | 0            | 3,342          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 382,800       | 382,800    | 382,800 | 127,121      | 127,121        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-785-023-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | SKIPPERS WOOD        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L250 P23/84 LOTS 23 THRU 30 ACREAGE INCLUDED IN 114-014-00 SKIPPERS WOOD. SEC 14  
T29N R14W.

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value     |
|---------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|-----------|
| H785 SKIPP EAST SIDE 180K |          |       | 8 Units     | 180000 | 0.00000 | 100   |                         | 1,440,000 |
|                           |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 1,440,000 |

2026 Est. T.C.V. 006-785-023-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |
|-------------------------|------|--------|--------------|----------------|---------|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                       | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                       | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                       | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-786-031-00   | 2026 Est. T.C.V.    | SAML LLC              |
| Property Class: 402 |                     | 31 SKIPPERS WOODS SUB |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

PART OF LOT 31, OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2 IN PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEE LANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE SOUTH 41°11'30" EAST, 8.68 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SKIPPERS COMMONS NO.2, TO THE POINT OF BEGINNING; THENCE NORTH 48°31'33" EAST, 170.57 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 31; THENCE SOUTH 02°43'30" EAST, 176.86 FEET, ALONG SAID NORTHEASTERLY LINE OF SAID LOT 31; THENCE SOUTH 2R26'54" WEST, 65.02 FEET, ALONG THE EASTERLY LINE OF LOT 31, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SKIPPERS COMMONS NO. 2; THENCE NORTH 41°11'30" WEST, 161.32 FEET, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.38 ACRES MORE OR LESS.

11/2017 LOT LINE TRANSFER .06 A TO LOT 32

FORMERLY L858 P71/05 L926 P55/06 LOT 31 SKIPPERS WOOD NO. 2 SEC 14 T29N R14W

11/3/2017 LOT LINE TRANSFER TO 006-786-032-00 .12A

#### Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 161.32   | 102.61 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H786 SKIPP SKIPPERS2 150K               |          |        | 1 Units | 150000.00000 | 100  |       |                         | 150,000 |
| 161 Actual Front Feet, 0.38 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 150,000 |

2026 Est. T.C.V. 006-786-031-00 = 150,000

Est. TCV/Total Floor Area = 34.96, Most recent sale 12/19/2006 for 144,649

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 75,000                  | 75,000 | 75,000    | 49,906         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | 1,347          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 51,253         | 51,253      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-786-032-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC    |
| Property Class: 401 |                     | 32 SKIPPERS WOODS SUB |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

2021006576 PARCEL 8 LOT 32, SKIPPERS WOOD NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN UBER 8 OF PLATS, PAGES 8, 9 AND 10, AND PART OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE NORTH 44 °29'07" EAST, 188.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE SOUTH 02°43'30" EAST, 28.18 FEET, ALONG THE EASTERLY LINE OF SAID LOT 31; THENCE SOUTH 48°31'33" WEST, 170.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SKIPPERS COMMONS NO 2; THENCE NORTH 41°11'30" WEST, 8.68 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

AND

TRANSFER PARCEL #2 NOT PART OF THE PLAT & ASSESSED ON PIN 006-114-016-96 PART OF THE NORTHWEST¼ OF THE SOUTHEAST¼ OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET, ALONG THE EASTERLY LINE OF LOT 32, OF SAID RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE SOUTH 49°36'06" EAST, 73.41 FEET; THENCE SOUTH 48°31'33" WEST 68.70 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 31; THENCE NORTH 02°43'30" WEST, 28.18 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

FORMERLY SURVEY PARCEL A (LOT32 & TRANSFER PARCELS #1 PART OF LOT31 & #2 PART OF 114 114-016-95) LOT 32, OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2 AND PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 32; THENCE NORTH 39° 52'32" EAST, 221.72 FEET, ALONG THE WEST LINE OF SAID LOT 32, TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 49°36'06" EAST, 138.42 FEET, THENCE SOUTH 48°31'33" WEST, 239.28 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SKIPPERS COMMONS NO. 2; THENCE NORTH 41 0 11'30" WEST, 1 03.68 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.64 ACRES MORE OR LESS. EXCEPT TRANSFER PART 2 DESCRIBED & ASSESSED ON 114-016-96 .06A 11/2017 LOT LINE TRANSFER FROM 786-031-00 .06 A

11/2017 LOT LINE TRANSFER FROM 114-016-95 .06 A TO PREVENT ENCROCHMENT OF LOT LINE FOR NEW BUILDNG PERMIT. MCL211.25 DESCRIPTION OF REAL PROPERTY REQUIRES TRACTS LESS THAN A PART OF A SECTION IN METES & BOUNDS TO BE DESCRIBED BY THE SECTION & 9D) LAND PLATTED SHALL BE DESCRIBED BY REFERENCE TO THE PLAT (786 IS SKIPPERS WOOD NO 2).

FORMERLY L780 P869/03 2003 SPLIT FROM 006-786-033-00 LOT 32 SKIPPERS WOOD NO. 2 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                            | Frontage | Depth  | Front   | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|---------|--------|-------------------------|-------|--------|---------|
|                                        | 95.00    | 293.46 | 1.0000  | 1.0000 | 0                       | 100   |        | 0       |
| H786 SKIPP SKIPPERS2 150K              |          |        | 1 Units | 150000 | 0.00000                 | 100   |        | 150,000 |
| 95 Actual Front Feet, 0.64 Total Acres |          |        |         |        | Total Est. Land Value = |       |        | 150,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2369 SF Floor Area = 2369 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,369  |          |            |
|         |          |            | Total: | 359,545  | 287,682    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1500 | 29,010 | 23,208 |
|-----------------|------|--------|--------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,019 | 1,615 |
|-----------------------------------------|---|-------|-------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,161  |
| 3 Fixture Bath     | 3 | 13,700 | 10,960 |
| 2 Fixture Bath     | 1 | 3,056  | 2,445  |

## Porches

|                      |     |       |       |
|----------------------|-----|-------|-------|
| CPP                  | 243 | 4,452 | 3,562 |
| Foundation: Basement | 243 | 5,954 | 4,763 |
| CCP (1 Story)        | 56  | 1,789 | 1,431 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,494 | 1,195 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 2,074 |
|----------------|---|-------|-------|

Totals: 433,677 346,988

## Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 763,374  
80% Completed => Est. True Cash Value 2026 = 610,699

2026 Est. T.C.V. 006-786-032-00 = 760,699

Est. TCV/Total Floor Area = 321.11, Most recent sale 01/09/2003 for 1

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 325,300                 | 325,300 | 325,300   | 225,617        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 55,000  | 0         | 6,091          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 380,300                 | 380,300 | 380,300   | 231,708        | 231,708     | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-786-034-00   | 2026 Est. T.C.V.    | DEAN GREGORY B FAMILY TRUST |
| Property Class: 401 |                     | 34 SKIPPERS WOODS SUB       |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L323 P879/91 L884 P365/05 L890 P7/06 LOT 34 SKIPPERS WOOD NO. 2. SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 100.00   | 200.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H786 SKIPP SKIPPERS2 150K               |          |        | 1 Units | 150000 | 0.00000 | 100   |                         | 150,000 |
| 100 Actual Front Feet, 0.46 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 150,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool  
Ground Area = 1113 SF Floor Area = 1726 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,113 |          |            |
| 1 Story   | Siding   | Overhang    | 56    |          |            |
|           |          | Total:      |       | 260,162  | 197,724    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,623  |
| 3 Fixture Bath     | 2 | 13,432 | 10,208 |

Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 158 | 11,844 | 9,001 |
| WPP            | 156 | 5,351  | 4,067 |
| WPP            | 145 | 5,097  | 3,874 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 143 | 3,459 | 2,629 |
|--------------|-----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,455 |
| Public Sewer | 1 | 1,914 | 1,455 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,022 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,456 |
|------------------|---|-------|-------|

Totals: 317,780 241,514

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 531,331

2026 Est. T.C.V. 006-786-034-00 = 686,331

Est. TCV/Total Floor Area = 397.64, Most recent sale 12/16/2019 for 400,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 297,800                 | 297,800 | 297,800   | 226,311        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 45,400  | 0         | 6,110          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |



343,200

343,200

343,200

232,421

232,421

0

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-786-035-00   | 2026 Est. T.C.V.    | TIMBERCREST LLC       |
| Property Class: 401 |                     | 35 SKIPPERS WOODS SUB |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L1299P568 L296 P858/89 L323 P878/91 L884 P365/05 L900 P421/06 L939 P314/07 LOT  
35 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 116.00   | 187.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000.00000 | 100  |       |                         | 150,000 |
| 116 Actual Front Feet, 0.50 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 150,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool  
Ground Area = 772 SF Floor Area = 772 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 772    |          |            |
|         |          |            | Total: | 163,273  | 146,945    |

#### Other Additions/Adjustments

|                                         |     |        |       |
|-----------------------------------------|-----|--------|-------|
| Recreation Room                         | 394 | 10,772 | 9,695 |
| Basement, Outside Entrance, Above Grade | 1   | 2,575  | 2,317 |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,922 |
| 3 Fixture Bath     | 1 | 6,716 | 6,044 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 3,116 | 2,804 |
| Door Opener            | 1 | 672   | 605   |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

Totals: 197,064 177,356

Notes: GARAGE DWELLING ABOVE

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 390,183

2026 Est. T.C.V. 006-786-035-00 = 545,183

Est. TCV/Total Floor Area = 706.20, Most recent sale 12/15/2020 for 295,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 218,800                 | 218,800 | 218,800   | 182,114        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 53,800  | 0         | 4,917          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 272,600                 | 272,600 | 272,600   | 187,031        | 187,031     | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-786-038-00   | 2026 Est. T.C.V.    | JUHAS JEFFERY B & LINDA A |
| Property Class: 402 |                     | 38 SKIPPERS WOODS SUB     |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L305 P164-165 L349 P101 L433 P717/96 LOT 38 SKIPPERS WOOD NO. 2 SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                            | Frontage | Depth  | Front   | Depth  | Rate                    | %Adj. | Reason    | Value   |
|----------------------------------------|----------|--------|---------|--------|-------------------------|-------|-----------|---------|
|                                        | 76.00    | 250.00 | 1.0000  | 1.0000 | 0                       | 100   | LOCATIOMN | 0       |
| H786 SKIPP #38-46                      |          |        | 1 Units |        | 150000.000000           | 100   |           | 150,000 |
| 76 Actual Front Feet, 0.44 Total Acres |          |        |         |        | Total Est. Land Value = |       |           | 150,000 |

2026 Est. T.C.V. 006-786-038-00 = 150,000

Est. TCV/Total Floor Area = 194.30, Most recent sale 01/04/2023 for 89,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 55,000                  | 55,000 | 55,000    | 46,395         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 20,000 | 0         | 1,252          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 47,647         | 47,647      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-786-039-00   | 2026 Est. T.C.V.    | THEUT JOEL K & SHANNON C |
| Property Class: 402 |                     | 39 SKIPPERS WOODS SUB    |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L0T 39 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 108.00   | 220.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000.00000 | 0    | 100   |                         | 150,000 |
| 108 Actual Front Feet, 0.55 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 150,000 |

2026 Est. T.C.V. 006-786-039-00 = 150,000

Est. TCV/Total Floor Area = 194.30, Most recent sale 11/04/2022 for 80,000

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 55,000                  | 55,000 | 55,000    | 43,302         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 20,000 | 0         | 1,169          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 44,471         | 44,471      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-786-040-00   | 2026 Est. T.C.V.    | MARTINEZ-PETRELLA TRUST |
| Property Class: 401 |                     | 40 SKIPPERS WOODS SUB   |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L337 P605 L361 P246 L458 P583 L495 P771 L748 P336 L758 P201/03 L852 P491/05 LOT  
40 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 164.00   | 223.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000.00000 | 100  |       |                         | 150,000 |
| 164 Actual Front Feet, 0.84 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 150,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1979

(11) Heating System: Forced Hot Water

Ground Area = 1409 SF Floor Area = 2242 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,409 |          |            |
| 1 Story   | Siding   | Overhang   | 128   |          |            |
|           |          | Total:     |       | 365,601  | 237,641    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Basement Living Area                    | 870 | 46,623 | 30,305 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 2,527  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,388 |
| 3 Fixture Bath     | 1 | 6,716 | 4,365 |
| 2 Fixture Bath     | 1 | 4,500 | 2,925 |

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 443 | 10,344 | 6,724 |
| WPP | 158 | 5,394  | 3,506 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 384 | 28,090 | 18,258 |
| Common Wall: 1 Wall | 1   | -3,064 | -1,992 |
| Door Opener         | 1   | 672    | 437    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,244 |
| Public Sewer | 1 | 1,914 | 1,244 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,384 |
|----------------|---|-------|-------|

Totals: 482,371 313,540

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 689,788

Parcel Number: 45-006-786-040-00

Page: 2

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2026 Est. T.C.V. 006-786-040-00 = 844,788  
 Est. TCV/Total Floor Area = 376.80, Most recent sale 05/10/2019 for 460,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 343,000       | 343,000 | 343,000 | 262,312      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 79,400         | 0    | 0         | 7,082          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 422,400       | 422,400 | 422,400 | 269,394 | 269,394     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-786-041-00   | 2026 Est. T.C.V.    | SIEGEL BARBARA E TRUST |
| Property Class: 401 |                     | 41 SKIPPERS WOODS SUB  |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L305 P579-581 L393 P826 L394 P59-60/94 LOT 41 SKIPPERS WOOD NO. 2. SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 146.00   | 225.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000 | 0.00000 | 100   |                         | 150,000 |
| 146 Actual Front Feet, 0.75 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 150,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 1756 SF Floor Area = 2195 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,756  |          |            |
|            |          |            | Total: | 394,153  | 315,321    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1795 | 49,075 | 39,260 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,110  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 50  | 4,198 | 3,358 |
| WPP           | 406 | 9,488 | 7,590 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 35,080 | 28,064 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,274 |
|------------------|---|--------|-------|

Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 527,205 421,763

Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 927,879

Parcel Number: 45-006-786-041-00

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2026 Est. T.C.V. 006-786-041-00 = 1,082,879  
 Est. TCV/Total Floor Area = 493.34, Most recent sale 09/28/2018 for 539,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 440,600       | 440,600        | 440,600 | 327,331      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 100,800        | 0       | 0            | 8,837          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 541,400       | 541,400        | 541,400 | 336,168      | 336,168        | 336,168 |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-786-042-00   | 2026 Est. T.C.V.    | REILLY RAYMOND TRUST  |
| Property Class: 401 |                     | 42 SKIPPERS WOODS SUB |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

. LOT 42 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 120.00   | 209.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000.00000 | 100  |       |                         | 150,000 |
| 120 Actual Front Feet, 0.58 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 150,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 24.44    | 264  | 50     | 3,226      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,726      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1340 SF Floor Area = 2744 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Slab       | 1,340 |          |            |
| 1 Story | Siding   | Overhang   | 64    |          |            |
|         |          | Total:     |       | 336,372  | 252,241    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 160 | 3,235 | 2,426 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 132 | 3,101 | 2,326 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 3 | 7,657 | 5,743 |
|------------|---|-------|-------|

Totals: 365,194 273,856

#### Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 => TCV: 602,483

2026 Est. T.C.V. 006-786-042-00 = 757,209

Est. TCV/Total Floor Area = 275.95, Most recent sale 08/05/2008 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 305,300                 | 305,300 | 305,300   | 171,364        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 73,300  | 0         | 4,626          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 378,600                 | 378,600 | 378,600   | 175,990        | 175,990     | 0       |  |



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-786-043-00   | 2026 Est. T.C.V.    | REILLY RAYMOND R & VIRGINIA A ET AL |
| Property Class: 402 |                     | 43 SKIPPERS WOODS SUB               |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L251 P491/84 LOT 43 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 100.00   | 210.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000 | 0.00000 | 100   |                         | 150,000 |
| 100 Actual Front Feet, 0.48 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 150,000 |

2026 Est. T.C.V. 006-786-043-00 = 150,000

Est. TCV/Total Floor Area = 54.66

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 55,000                  | 55,000 | 55,000    | 19,049         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 20,000 | 0         | 514            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 19,563         | 19,563      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-786-044-00   | 2026 Est. T.C.V.    | MULDOWNEY SUSAN K     |
| Property Class: 401 |                     | 44 SKIPPERS WOODS SUB |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L452 P178/97 L631 P4/02 LOT 44 SKIPPERS WOOD NO. 2 SEC 14 T29N R14W.

## Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|---------|
|                                         | 109.00   | 206.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000.00000 | 100  |       |                         | 150,000 |
| 109 Actual Front Feet, 0.52 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 150,000 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2246 SF Floor Area = 2246 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 2,246  |          |            |
|         |          |            | Total: | 369,951  | 295,961    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |
| Separate Shower    | 1 | 1,336 | 1,069 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 104 | 3,125 | 2,500 |
| CCP (1 Story) | 216 | 6,048 | 4,838 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,152 |
| Door Opener            | 1 | 537   | 430   |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,418 |
|-------------------|---|-------|-------|

Totals: 404,298 323,439

## Notes:

ECF (H785 SKIPPERS WOOD HOMESTEAD) 2.200 =&gt; TCV: 711,566

2026 Est. T.C.V. 006-786-044-00 = 864,066

Est. TCV/Total Floor Area = 384.71, Most recent sale 03/08/2017 for 439,012

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 345,800                 | 345,800 | 345,800   | 255,749        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 86,200  | 0         | 6,905          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 432,000 | 432,000 | 432,000 | 262,654 | 262,654 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-786-045-00   | 2026 Est. T.C.V.    | THELEN BRUCE C        |
| Property Class: 402 |                     | 45 SKIPPERS WOODS SUB |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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L309 P581 & 582/90 LOT 45 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

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Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|---------|
|                                         | 107.00   | 190.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000 | 0.00000 | 100   |                         | 150,000 |
| 107 Actual Front Feet, 0.47 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 150,000 |

---

2026 Est. T.C.V. 006-786-045-00 = 150,000

Est. TCV/Total Floor Area = 66.79

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 55,000                  | 55,000 | 55,000    | 19,049         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 20,000 | 0         | 514            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 75,000                  | 75,000 | 75,000    | 19,563         | 19,563      | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-786-046-00   | 2026 Est. T.C.V.    | RICHMOND GREGORY & DENICE |
| Property Class: 402 |                     | 46 SKIPPERS WOODS SUB     |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L1210P789 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT:  
 LOT 46, SKIPPERS WOOD NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED  
 IN LIBER 8 OF PLATS, PAGES 8, 9, AND 10. TOGETHER WITH A NON-EXCLUSIVE PERMANENT  
 EASEMENT DESCRIBED AS FOLLOWS:

PARCEL A:

AN EASEMENT FOR DRIVEWAY PURPOSES BEING PART OF LOT 16 OF THE RECORDED PLAT OF  
 "LOGGERS RUN", RECORDED IN LIBER 8 OF PLATS, PAGE 18, MORE PARTICULARLY  
 DESCRIBED AS

FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH  
 25°34'00"

WEST, 64.78 FEET ALONG THE EAST LINE OF SAID PLAT; THENCE SOUTH 28° 19'4 7" WEST  
 38.47

FEET TO THE NORTHERLY RIGHT-OF-WAY OF BIRCH RUN; THENCE ALONG SAID NORTHERLY  
 RIGHT-OF-WAY

SOUTH 62°00'00" EAST, 52.34 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A 25 FOOT WIDE EASEMENT FOR DRIVEWAY PURPOSES BEING PART OF LOGGERS RUN  
 CONDOMINIUM, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST  
 CORNER OF LOT 16 OF THE RECORDED PLAT OF "LOGGERS RUN", RECORDED IN LIBER 8 OF  
 PLATS,

PAGE 18; THENCE NORTH 64°56'30" EAST, 25.00 FEET TO THE SOUTH LINE OF THE  
 RECORDED PLAT

OF "SKIPPERS WOOD NO. 2", RECORDED IN LIBER 8 OF PLATS, PAGE 8; THENCE NORTH  
 25°34'00"

WEST, 95.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 64°26'00" WEST, 25.00 FEET  
 TO THE

NORTH LINE OF SAID RECORDED PLAT OF "LOGGERS RUN"; THENCE SOUTH 25°34'00" EAST,  
 94.78

FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

L215 P417 L383 P35 L413 P960 L540 P512 LOT 46 SKIPPERS WOOD NO. 2. SEC 14 T29N  
 R14W.

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------------------------|----------|--------|---------|--------|-------------------------|-------|--------|---------|
|                                         | 100.00   | 172.00 | 1.0000  | 1.0000 | 0                       | 100   |        | 0       |
| H786 SKIPP #38-46                       |          |        | 1 Units | 150000 | 0.00000                 | 100   |        | 150,000 |
| 100 Actual Front Feet, 0.40 Total Acres |          |        |         |        | Total Est. Land Value = |       |        | 150,000 |

2026 Est. T.C.V. 006-786-046-00 = 150,000

Est. TCV/Total Floor Area = 66.79, Most recent sale 04/21/2023 for 150,000

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 55,000                  | 55,000 | 55,000 | 46,395       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 20,000 | 0      | 0            | 1,252          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 75,000                  | 75,000 | 75,000 | 47,647       | 47,647         | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-790-001-00   | 2026 Est. T.C.V.    | VAN NICE CONKLIN RUTH TRUST |
| Property Class: 201 |                     | 6632 W WESTERN AVE          |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L213 P405 L284 P252 L298 P146-149 L316 P496/90 L820 P63/04 LOTS 1 & 2 PLAT OF  
SLEEPING BEAR BEACH SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason       | Value   |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|-------------------------|-------|--------------|---------|
|                                                                          | 137.00       | 128.00 | 1.0000 | 0.0000 | 0                       | 100*  |              | 0       |
| 2000 COMM                                                                | \$14.75/SQFT |        | 17555  | SqFt   | 14.75000                | 100   | CORNER MINOR | 258,932 |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |                         |       |              |         |
| 137 Actual Front Feet, 0.40 Total Acres                                  |              |        |        |        | Total Est. Land Value = |       | 258,932      |         |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |      |            |
|-----------------------------------------------------|-------|------|--------|------------|------|------------|
| Dock: Light posts                                   | 43.26 | 144  | 97     | 6,042      |      |            |
| D/W/P: Asphalt Paving                               | 2.75  | 676  | 97     | 1,803      |      |            |
| Commercial Local Cost Land Improvements             |       |      |        |            |      |            |
| Description                                         | Rate  | Size | % Good | Arch       | Mult | Cash Value |
| WATER WELL 4"-6"                                    | 0.00  | 1    | 91     |            | 100  | 0          |
| SEPTIC TANK 1000 GAL                                | 0.00  | 1    | 91     |            | 100  | 0          |
| DRAIN FIELD                                         | 0.00  | 1    | 91     |            | 100  | 0          |
| Total Estimated Land Improvements True Cash Value = |       |      |        |            |      | 7,845      |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 223  
Overall Building Height: 8

Base Rate for Upper Floors = 105.76

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.84 100%  
Adjusted Square Foot Cost for Upper Floors = 125.60

Total Floor Area: 2,400 Base Cost New of Upper Floors = 301,440

Reproduction/Replacement Cost = 301,440  
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
Total Depreciated Cost = 201,965

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 353,438  
Replacement Cost/Floor Area= 125.60 Est. TCV/Floor Area= 147.27

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1990

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 230  
Overall Building Height: 10

Base Rate for Upper Floors = 120.31

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.57 100%  
Adjusted Square Foot Cost for Upper Floors = 142.88

Total Floor Area: 1,989 Base Cost New of Upper Floors = 284,188

Reproduction/Replacement Cost = 284,188  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 170,513

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 298,397  
Replacement Cost/Floor Area= 142.88 Est. TCV/Floor Area= 150.02



Parcel Number: 45-006-790-001-00

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 651,835

---

2026 Est. T.C.V. 006-790-001-00 = 918,612

Est. TCV/Total Floor Area = 209.30, Most recent sale 07/12/2023 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 398,200                 | 398,200 | 398,200   | 209,696        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 61,100  | 0         | 5,661          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 459,300                 | 459,300 | 459,300   | 215,357        | 215,357     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-790-003-00   | 2026 Est. T.C.V.    | SPENCER 2015 FAMILY TRUST |
| Property Class: 401 |                     | 5880 S LAKE ISLE AVE      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L487 P522/98 L741 P223/03 L762 P540/03 LOT 3 PLAT OF SLEEPING BEAR BEACH SEC 22  
T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 137.00 | 1.1892 | 0.7491 | 7000 | 100   |                         | 311,805 |
| 50 Actual Front Feet, 0.16 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 311,805 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,943      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 890 SF Floor Area = 1112 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 890    |          |            |
|            |          |             | Total: | 155,770  | 101,253    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 146 | 6,928 | 4,503 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 229 | 4,454 | 2,895 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,060 |
|----------------|---|-------|-------|

Totals: 189,736 123,331

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 271,328

2026 Est. T.C.V. 006-790-003-00 = 586,076

Est. TCV/Total Floor Area = 527.05

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 225,000                 | 225,000 | 225,000   | 192,418        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 68,000  | 0         | 5,195          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 293,000                 | 293,000 | 293,000   | 197,613        | 197,613     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-790-004-00   | 2026 Est. T.C.V.    | MCCABE WILLIAM J TRUST |
| Property Class: 401 |                     | 5862 S LAKE ISLE AVE   |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

LOTS 4 & 5 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/         | 100.00   | 137.00      | 1.0000 | 0.7491 | 7000       | 100          |        | 524,392 |
| 100 Actual Front Feet, | 0.32     | Total Acres |        |        | Total Est. | Land Value = |        | 524,392 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good       | Cash Value |
|------------------------------------------|----------|------|--------------|------------|
| Residential Local Cost Land Improvements |          |      |              |            |
| Description                              | Rate     | Size | % Good       | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100          | 2,500      |
| Total Estimated Land Improvements        |          | True | Cash Value = | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1944

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1176 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1 Story    | Siding   | Crawl Space | 336  |          |            |
| 1.25 Story | Siding   | Crawl Space | 672  |          |            |
| 1 Story    | Siding   | Crawl Space | 168  |          |            |
|            |          | Total:      |      | 178,765  | 107,260    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 168 | 9,615 | 5,769 |
|----------------|-----|-------|-------|

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,477 |
|--------------|----|-------|-------|

Balcony

|              |    |       |     |
|--------------|----|-------|-----|
| Wood Balcony | 32 | 1,426 | 856 |
|--------------|----|-------|-----|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

Totals: 211,681 127,010

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 279,422

2026 Est. T.C.V. 006-790-004-00 = 806,314

Est. TCV/Total Floor Area = 599.94

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 303,600                 | 303,600 | 303,600   | 95,901         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 99,600  | 0         | 2,589          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 403,200                 | 403,200 | 403,200   | 98,490         | 98,490      | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-790-006-00   | 2026 Est. T.C.V.    | MCKINLAY JAMES P & STEPHANIE T |
| Property Class: 401 |                     | 5846 S LAKE ISLE AVE           |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L274 P856 L504 P228 DC L513 P753 L513 P754/99 LOT 6 & S 1/2 LOT 7 PLAT OF  
SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 137.00 | 1.0746 | 0.7491 | 7000                    | 100   |                         | 281,748 |
| A 100' @ 7000/                         | 25.00    | 137.00 | 1.0746 | 0.7491 | 7000                    | 50    | SURPLUS: ZONING 1/2 LOT | 70,437  |
| 75 Actual Front Feet, 0.24 Total Acres |          |        |        |        | Total Est. Land Value = |       |                         | 352,185 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1970

(11) Heating System: Forced Heat & Cool  
Ground Area = 758 SF Floor Area = 1326 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 758    |          |            |
|            |          |             | Total: | 151,721  | 91,031     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 725   |
| 3 Fixture Bath     | 1 | 3,794 | 2,276 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,684 |
| Water Well, 100 Feet | 1 | 5,522 | 3,313 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 306 | 4,914 | 2,948 |
| WPP | 65  | 2,347 | 1,408 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 64 | 1,946 | 1,168 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,149 | 1,289 |
|------------|---|-------|-------|

Totals: 180,009 108,002

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 237,604

2026 Est. T.C.V. 006-790-006-00 = 592,289

Est. TCV/Total Floor Area = 446.67

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 224,300                 | 224,300 | 224,300 | 139,890      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 71,800  | 0       | 0            | 3,777          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 296,100                 | 296,100 | 296,100 | 143,667      | 143,667        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-790-008-00   | 2026 Est. T.C.V.    | LAKE ISLE HOLDINGS LLC |
| Property Class: 401 |                     | 5838 S LAKE ISLE AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

N 1/2 LOT 7 ALL LOT 8 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W  
 9.4.2010 SPLIT OFF LOT 9  
 2010 1060-746WD L347 P66-67/92 N 1/2 LOT 7 ALL LOTS 8 & 9 PLAT OF SLEEPING BEAR  
 BEACH. SEC 22 T29N R14W. SPLIT ON 10/23/2010 INTO ; 790-009-00

SPLIT/COMB. ON 10/23/2010 COMPLETED 10/23/2010 POLLY LAND SPLIT ;  
 PARENT PARCEL(S): 006-790-008-00;  
 CHILD PARCEL(S): FROM 006-790-008-01 TO 006-790-008-01;

-----  
 2010 SPLIT LOT 9 - 9.4.2010 SPLIT OFF LOT 9 2010 1060-746WD

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                                                 | 50.00    | 137.00 | 1.0746 | 0.7491 | 7000 | 100   |                         | 281,748 |
| A 100' @ 7000/                                                 | 25.00    | 137.00 | 1.0746 | 0.7491 | 7000 | 50    | SURPLUS: ZONING 1/2 LOT | 70,437  |
| 75 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = |          |        |        |        |      |       |                         | 352,185 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 32.42 | 195  | 50     | 3,161      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,661      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1116 SF Floor Area = 1674 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,116 |          |            |
| Total:    |          |             |       | 246,602  | 172,620    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 75  | 5,601  | 3,921  |
| WSEP (1 Story) | 259 | 17,306 | 12,114 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 607 | 8,935 | 6,254 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,239 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 313,669 | 219,566 |
|---------|---------|---------|

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 483,045

Parcel Number: 45-006-790-008-00

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2026 Est. T.C.V. 006-790-008-00 = 839,891  
 Est. TCV/Total Floor Area = 501.73, Most recent sale 09/09/2010 for 490,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 328,200       | 328,200 | 328,200 | 328,200      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 91,700         | 0    | 0         | 8,861          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 419,900       | 419,900 | 419,900 | 337,061 | 337,061     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-790-009-01   | 2026 Est. T.C.V.    | LAKE ISLE HOLDINGS LLC |
| Property Class: 402 |                     | S LAKE ISLE AVE        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L1166P151 THE SOUTH 1/2 OF LOT 9 OF THE PLAT OF SLEEPING BEAR BEACH AS RECORDED  
IN LIBER 2 OF PLATS, PAGE 7 LEELANAU COUNTY RECORDS

Split/Comb. on 06/12/2013 completed 06/12/2013 TIM      SPLIT LOT IN 1/2;  
Parent Parcel(s): 006-790-009-00;  
Child Parcel(s): 006-790-009-01, 006-790-009-02;  
-----

Land Value Estimates for Land Table 4120.4120 RESI

|                       |          | * Factors * |        | S 1/2 LOT 9 |                         |              |
|-----------------------|----------|-------------|--------|-------------|-------------------------|--------------|
| Description           | Frontage | Depth       | Front  | Depth       | Rate %Adj.              | Reason Value |
| A 100' @ 7000/        | 25.00    | 137.00      | 1.4142 | 0.7491      | 7000 100                | 185,400      |
| 25 Actual Front Feet, | 0.08     | Total Acres |        |             | Total Est. Land Value = | 185,400      |

2026 Est. T.C.V. 006-790-009-01      =      185,400

Est. TCV/Total Floor Area = 110.75

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 66,200                  | 66,200 | 66,200    | 66,200         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 26,500 | 0         | 0              | 1,787       | 0       |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 92,700                  | 92,700 | 92,700    | 67,987         | 67,987      | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-790-009-02   | 2026 Est. T.C.V.    | KELLER HELEN CAREY REVOCABLE TRUST |
| Property Class: 402 |                     | S LAKE ISLE AVE                    |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L1166P151 THE NORTH 1/2 OF LOT 9 OF THE PLAT OF SLEEPING BEAR BEACH AS RECORDED  
IN LIBER 2 OF PLATS, PAGE 7 LEELANAU COUNTY RECORDS

LOT 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W  
SPLIT OFF LOT 9 2010  
1060-746WD L347 P66-67/92 N 1/2 LOT 7 ALL LOTS 8 & 9 PLAT OF SLEEPING BEAR  
BEACH. SEC 22 T29N R14W. SPLIT ON 10/23/2010 FROM 006-790-008-00;  
SPLIT/COMBINED ON 06/12/2013 FROM 006-790-009-00;

Split/Comb. on 06/12/2013 completed 06/12/2013 TIM SPLIT LOT IN 1/2;  
Parent Parcel(s): 006-790-009-00;  
Child Parcel(s): 006-790-009-01, 006-790-009-02;  
-----

# Land Value Estimates for Land Table 4120.4120 RESI

|                       |          | * Factors * |        | N 1/2 OF LOT 9 |                         |         |
|-----------------------|----------|-------------|--------|----------------|-------------------------|---------|
| Description           | Frontage | Depth       | Front  | Depth          | Rate %Adj. Reason       | Value   |
| A 100' @ 7000/        | 25.00    | 137.00      | 1.4142 | 0.7491         | 7000 100                | 185,400 |
| 25 Actual Front Feet, | 0.08     | Total Acres |        |                | Total Est. Land Value = | 185,400 |

|                                    |              |                       |
|------------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-790-009-02    | =            | 185,400               |
| Est. TCV/Total Floor Area = 110.75 |              |                       |
| 2025 Assessed MBOR S.E.V.          | Base for Cap | IRM                   |
| 66,200 66,200 66,200               | 56,184       | 2.70                  |
| 2026 New Eq. Adjustment Loss       | Additions    | Tax Adjustment Losses |
| 0 26,500 0                         | 0            | 1,516 0               |
| 2026 Assessed MBOR S.E.V.          | Capped       | ->Taxable<- PRE/MBT   |
| 92,700 92,700 92,700               | 57,700       | 57,700 0              |



|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-790-011-01   | 2026 Est. T.C.V.    | KELLER HELEN CAREY REVOCABLE TRUST |
| Property Class: 401 |                     | 5800 S LAKE ISLE AVE               |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

SEC 22 T29N R14W LOTS 10 & 11 SLEEPING BEAR BEACH  
 COMBINED ON 10/17/2012 FROM 006-790-011-00 & 006-790-010-00

L248 P243/84 2005 SPLIT FROM 006-790-010-00 LOT 11 PLAT OF SLEEPING BEAR BEACH.  
 SEC 22 T29N R14W.  
 COMBINED ON 10/17/2012 FROM 006-790-011-00;

Split/Comb. on 10/17/2012 completed 10/17/2012 tim COMBINE LOTS 10&11;  
 Parent Parcel(s): 006-790-011-00;  
 Child Parcel(s): 006-790-011-01;

-----  
 COMBINE LOT 10 & 11 TO PROVIDE PERMIT FOR GARAGE ON LOT 10

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                                                 |          |        |        |        | * Factors * |       | LOTS 10 & 11 |  |         |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------------|-------|--------------|--|---------|
| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate        | %Adj. | Reason       |  | Value   |
| A 100' @ 7000/                                                  | 50.00    | 137.00 | 1.0000 | 0.7491 | 7000        | 100   |              |  | 262,196 |
| A 100' @ 7000/                                                  | 50.00    | 137.00 | 1.0000 | 0.7491 | 7000        | 100   |              |  | 262,196 |
| 100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = |          |        |        |        |             |       |              |  | 524,392 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 19.30    | 135  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2009

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1327 SF Floor Area = 3325 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 2.5 Story | Siding   | Basement   | 1,327 |          |            |
| 0.5 Story | Siding   | Overhang   | 15    |          |            |
| Total:    |          |            |       | 565,879  | 480,996    |

#### Other Additions/Adjustments

|                      |     |        |        |
|----------------------|-----|--------|--------|
| Basement Living Area | 841 | 48,971 | 41,625 |
| Exterior             |     |        |        |
| Stone Veneer         | 945 | 48,034 | 40,829 |
| Plumbing             |     |        |        |
| Average Fixture(s)   | 1   | 3,257  | 2,768  |
| 3 Fixture Bath       | 2   | 20,550 | 17,467 |
| 2 Fixture Bath       | 1   | 6,850  | 5,822  |
| Water/Sewer          |     |        |        |
| 2000 Gal Septic      | 1   | 11,719 | 9,961  |
| Water Well, 100 Feet | 1   | 6,941  | 5,900  |
| Porches              |     |        |        |
| WCP (1 Story)        | 64  | 5,629  | 4,785  |
| WSEP (1 Story)       | 158 | 13,458 | 11,439 |
| WPP                  | 158 | 6,039  | 5,133  |
| WPP                  | 121 | 4,994  | 4,245  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)  
 Base Cost 663 48,856 41,528

Parcel Number: 45-006-790-011-01

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|                     |     |         |         |
|---------------------|-----|---------|---------|
| Storage Over Garage | 392 | 8,346   | 7,094   |
| Door Opener         | 2   | 1,504   | 1,278   |
| Built-Ins           |     |         |         |
| Appliance Allow.    | 1   | 6,850   | 5,822   |
| Fireplaces          |     |         |         |
| Exterior 2 Story    | 1   | 11,786  | 10,018  |
| Raised Hearth       | 1   | 860     | 731     |
| Totals:             |     | 820,523 | 697,441 |

Notes: 2.5 STORIES

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 1,534,370

2026 Est. T.C.V. 006-790-011-01 = 2,063,762

Est. TCV/Total Floor Area = 620.68, Most recent sale 05/20/2008 for 320,000

|                         |           |           |                |             |         |  |
|-------------------------|-----------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |  |
| 826,300                 | 826,300   | 826,300   | 636,709        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 205,600   | 0         | 17,191         | 0           |         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 1,031,900               | 1,031,900 | 1,031,900 | 653,900        | 653,900     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-790-012-00   | 2026 Est. T.C.V.    | DEMETER JEFFREY R & EVA S |
| Property Class: 401 |                     | 5792 S LAKE ISLE AVE      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L319 P141/90 L320 P753/91 LOT 12 ALSO ADJACENT VACATED ALLEY PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/        | 65.00    | 137.00      | 1.1137 | 0.7491 | 7000       | 100   |              | 379,613 |
| 65 Actual Front Feet, | 0.20     | Total Acres |        |        | Total Est. |       | Land Value = | 379,613 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good            | Cash Value |
|------------------------------------------|----------|------|-------------------|------------|
| Fencing: Wd, Solid, 6 ft.                | 42.49    | 60   | 0                 | 0          |
| Wood Frame                               | 53.29    | 60   | 50                | 1,598      |
| Residential Local Cost Land Improvements |          |      |                   |            |
| Description                              | Rate     | Size | % Good            | Cash Value |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 2    | 100               | 3,000      |
| Total Estimated Land Improvements        |          |      | True Cash Value = | 4,598      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2012

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1183 SF Floor Area = 2958 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Basement   | 1,183  |          |            |
|           |          |            | Total: | 542,000  | 487,799    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 4,609 | 4,148 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,931 |
| 3 Fixture Bath     | 1 | 10,275 | 9,247 |
| 2 Fixture Bath     | 1 | 6,850  | 6,165 |
| Separate Shower    | 1 | 3,123  | 2,811 |

#### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 11,719 | 10,547 |
| Water Well, 50 Feet | 1 | 3,471  | 3,124  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 304 | 16,124 | 14,512 |
| WSEP (1 Story) | 245 | 18,958 | 17,062 |
| WPP            | 245 | 7,607  | 6,846  |
| WPP            | 43  | 2,779  | 2,501  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 132 | 3,421 | 3,079 |
|--------------|-----|-------|-------|

#### Balcony

|                    |    |       |       |
|--------------------|----|-------|-------|
| Wood Balcony, Roof | 72 | 6,267 | 5,640 |
|--------------------|----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| 2nd on Same Stack | 1 | 6,044 | 5,440 |
| Prefab 2 Story    | 1 | 5,433 | 4,890 |
| Raised Hearth     | 1 | 860   | 774   |

|         |         |         |
|---------|---------|---------|
| Totals: | 659,647 | 593,681 |
|---------|---------|---------|

Notes:

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ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 1,306,098

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2026 Est. T.C.V. 006-790-012-00 = 1,690,309

Est. TCV/Total Floor Area = 571.44, Most recent sale 05/30/2008 for 410,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 673,100       | 673,100        | 673,100 | 506,261      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 172,100        | 0       | 0            | 13,669         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 845,200       | 845,200        | 845,200 | 519,930      | 519,930        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-790-013-00   | 2026 Est. T.C.V.    | MACDONALD ERNEST M LVG TRUST |
| Property Class: 401 |                     | 5760 S LAKE ISLE AVE         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L220 P848/80 L247 P501/84 L301 P88/89 L649 P155 L649 P156/02 LOT 13 PLAT OF  
SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                        | 72.00    | 256.00 | 1.0746 | 0.8546 | 21000 | 100   |        | 1,388,469 |
| 72 Actual Front Feet, 0.42 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                |          |        |        |        |       |       |        | 1,388,469 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 29.37    | 100  | 50     | 1,468      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,968      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1058 SF Floor Area = 1058 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,058  |          |            |
|         |          |            | Total: | 144,152  | 86,491     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 871 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 300 | 5,301 | 3,181 |
| Treated Wood | 88  | 2,352 | 1,411 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 308 | 14,387 | 8,632 |
| Door Opener | 1   | 537    | 322   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

##### Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 120 | 1,967 | 1,180 |
|--------------|-----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 190,057 | 114,033 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 307,889

2026 Est. T.C.V. 006-790-013-00 = 1,700,326

Est. TCV/Total Floor Area = 1607.11

|                         |         |           |                |        |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
| 812,000                 | 812,000 | 812,000   | 516,707        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |

Parcel Number: 45-006-790-013-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 38,200  | 0       | 0       | 13,951      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 850,200       | 850,200 | 850,200 | 530,658 | 530,658     | 530,658 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-790-014-00   | 2026 Est. T.C.V.    | MENTZEL FAMILY COTTAGE TRUST |
| Property Class: 401 |                     | 5758 S LAKE ISLE AVE         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L241 P615 L247 P502 L336 P970/92 LOT 14 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000       | 72.00    | 280.00      | 1.0746 | 0.8739 | 21000      | 100   |              | 1,419,926 |
| 72 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. |       | Land Value = | 1,419,926 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1314 SF Floor Area = 1314 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,314  |          |            |
|         |          |            | Total: | 174,559  | 104,736    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 871   |
| 3 Fixture Bath     | 1 | 4,567 | 2,740 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,869 |
| Water Well, 100 Feet | 1 | 5,847 | 3,508 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 62 | 3,889 | 2,333 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |           |
|--------------|-----|-------|-------|-----------|
| Treated Wood | 264 | 4,887 | 2,932 |           |
| Treated Wood | 250 | 4,708 | 2,354 | *50% Good |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,660 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 3,908 |
|------------------|---|-------|-------|

##### Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Shingle | 320 | 5,952 | 3,571 |
|--------------|-----|-------|-------|

Totals: 219,923 131,482

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 355,001

2026 Est. T.C.V. 006-790-014-00 = 1,779,927

Est. TCV/Total Floor Area = 1354.59, Most recent sale 06/29/1984 for 1

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 849,400                 | 849,400 | 849,400   | 246,970        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 40,600  | 0         | 6,668          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

---

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 890,000 | 890,000 | 890,000 | 253,638 | 253,638 | 0 |
|---------|---------|---------|---------|---------|---|

---



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-790-015-00   | 2026 Est. T.C.V.    | BALLEIN GREGORY S & MICHELE TRUST |
| Property Class: 401 |                     | 5757 S LAKE ISLE AVE              |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L266 P826/86 L275 P834/87 L628 P925/01 L744 P313/03 LOT 15 EXC S 20 FT OF LOT 15  
WHICH 20 FT INCLUDES THE N 7.5 FT OF VACATED E ALLEY LYING BETWEEN LOT 15 & LOT  
20 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                           |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|---------------------------------|
| LK MI "A"                              | 21000    | 50.00 | 200.00 | 1.1771 | 0.8034 | 21000 | 100    | 993,029                         |
| 50 Actual Front Feet, 0.23 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 993,029 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 7.73     | 100  | 0      | 0          |
| Wood Frame                                          | 42.34    | 79   | 50     | 1,672      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 95     | 2,375      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,047      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1983

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1130 SF Floor Area = 1845 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,130 |          |            |
| 1 Story   | Siding   | Overhang    | 150   |          |            |
| Total:    |          |             |       | 272,946  | 191,063    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |
| Separate Shower    | 1 | 2,720 | 1,904 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,879 |
| Water Well, 100 Feet | 1 | 6,514 | 4,560 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| CCP (1 Story) | 52  | 2,125  | 1,487 |
| WCP (1 Story) | 105 | 6,819  | 4,773 |
| WPP           | 430 | 10,045 | 7,031 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 170 | 3,876 | 2,713 |
| Treated Wood | 77  | 2,300 | 1,610 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 7,239 |
|------------------|---|--------|-------|

Totals: 336,056 235,238

#### Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 635,143

2026 Est. T.C.V. 006-790-015-00 = 1,632,219

Est. TCV/Total Floor Area = 884.67, Most recent sale 12/23/2014 for 910,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-790-015-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 779,800  | 779,800        | 779,800 | 517,586   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 36,300         | 0       | 0         | 13,974         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 816,100  | 816,100        | 816,100 | 531,560   | 531,560        | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-790-016-00   | 2026 Est. T.C.V.    | KOWAL CHRISTOPHER & KOWAL DANIEL |
| Property Class: 401 |                     | 5761 S LAKE ISLE AVE             |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L270 P677/86 L744 P314/03 S 20 FT LOT 15 WHICH INC N 7 1/2 FT OF VACATED E ALLEY LYING BETWEEN LOTS 15 & 20 & LOT 16 ALSO N 1/2 VACATED E ALLEY LYING S OF LOT 16 2010 1049\_399QC - KOWALS QC'D TO OLDS-TERMINATION OF TIC DONALD G & MARY G OLDS AND WALTER C & MAUREEN A KOWAL (AS TENANTS IN COMMON) PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                            | Frontage | Depth | Front  | Depth  | Rate   | %Adj. | Reason | Value                             |
|----------------------------------------|----------|-------|--------|--------|--------|-------|--------|-----------------------------------|
| LK MI "A"                              | 21000    | 50.00 | 223.42 | 1.1771 | 0.8260 | 21000 | 100    | 1,020,901                         |
| 50 Actual Front Feet, 0.26 Total Acres |          |       |        |        |        |       |        | Total Est. Land Value = 1,020,901 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 19.22    | 75   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 95     | 2,375      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,375      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1469 SF Floor Area = 2911 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,442 |          |            |
| 1 Story | Siding   | Crawl Space | 27    |          |            |
| Total:  |          |             |       | 423,262  | 275,120    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,388 |
| 3 Fixture Bath     | 2 | 13,432 | 8,731 |
| 2 Fixture Bath     | 1 | 4,500  | 2,925 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 3,602 |
| Water Well, 100 Feet | 1 | 6,514 | 4,234 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WPP           | 558 | 12,990 | 8,443 |
| WPP           | 62  | 3,195  | 2,077 |
| WCP (1 Story) | 12  | 1,060  | 689   |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 62  | 2,075 | 1,349 |
| Treated Wood | 462 | 7,466 | 4,853 |

##### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 28,950 | 18,817 |
| Door Opener | 1   | 672    | 437    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,584 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 6,722 |
|------------------|---|--------|-------|

Totals: 526,111 341,971

Notes: OWNER INDICATED SPENT \$100,000 REMOD SUMMER 2016

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ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 923,322

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2026 Est. T.C.V. 006-790-016-00 = 1,946,598

Est. TCV/Total Floor Area = 668.70

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 929,900       | 929,900        | 929,900 | 634,225      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 43,400         | 0       | 0            | 17,124         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 973,300       | 973,300        | 973,300 | 651,349      | 651,349        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-017-00   | 2026 Est. T.C.V.    | WELCH MARY ELLEN     |
| Property Class: 401 |                     | 5714 S MANITOU BLVD  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L287 P561 L309 P769 L51 P399/99 L773 P566/03 LOTS 17 18 & 19 ALSO N 1/2 OF  
VACATED EAST ALLEY LYING S OF LOTS 17 18 & 19 PLAT OF SLEEPING BEAR BEACH. SEC  
22 T29N R14W.

#### Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

|                                         |          | * Factors * |        |        |        | LOTS 17, 18 * 19        |                         |           |
|-----------------------------------------|----------|-------------|--------|--------|--------|-------------------------|-------------------------|-----------|
| Description                             | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.                   | Reason                  | Value     |
| LK MI "A"                               | 21000    | 100.00      | 264.21 | 0.8900 | 0.8613 | 21000                   | 100                     | 1,609,867 |
| LK MI "A"                               | 21000    | 53.00       | 264.21 | 0.8900 | 0.8613 | 21000                   | 50 SURPLUS: ZONING 100' | 426,615   |
| 153 Actual Front Feet, 0.93 Total Acres |          |             |        |        |        | Total Est. Land Value = |                         | 2,036,482 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 29.98    | 144  | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 8.38     | 519  | 0      | 0          |
| D/W/P: Asphalt Paving                               | 4.01     | 720  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 1989

(11) Heating System: Heat Pump  
Ground Area = 1586 SF Floor Area = 2379 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,586  |          |            |
|           |          |            | Total: | 517,030  | 413,638    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,606 |
| 3 Fixture Bath     | 1 | 10,275 | 8,220 |
| 2 Fixture Bath     | 1 | 6,850  | 5,480 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 4,809 |
| Water Well, 100 Feet | 1 | 6,941 | 5,553 |

##### Porches

|               |      |        |        |
|---------------|------|--------|--------|
| CCP (1 Story) | 142  | 5,953  | 4,762  |
| WPP           | 1461 | 34,041 | 27,233 |

##### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 396 | 31,747 | 25,398 |
| Common Wall: 2 Wall | 1   | -6,251 | -5,001 |
| Door Opener         | 2   | 1,504  | 1,203  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,480 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 7,683 |
|------------------|---|-------|-------|

Totals: 633,812 507,064

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,369,073

Parcel Number: 45-006-790-017-00

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Est. TCV/Total Floor Area = 1434.66, Most recent sale 08/20/1999 for 960,000

|               |           |                |              |             |                |        |
|---------------|-----------|----------------|--------------|-------------|----------------|--------|
| 2025 Assessed | MBOR      | S.E.V.         | Base for Cap | IRM         |                |        |
| 1,624,200     | 1,624,200 | 1,624,200      | 999,529      | 2.70        |                |        |
| 2026          | New       | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
|               | 0         | 82,300         | 0            | 0           | 26,987         | 0      |
| 2026 Assessed | MBOR      | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 1,706,500     | 1,706,500 | 1,706,500      | 1,026,516    | 1,026,516   | 1,026,516      |        |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-790-020-00   | 2026 Est. T.C.V.    | LANG FAMILY COTTAGE TRUST |
| Property Class: 401 |                     | 5775 S LAKE ISLE AVE      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L271P190 L231 P213/82 LOT 20 INCLUDING S 1/2 VACATED EAST ALLEY ADJACENT TO N LN  
OF LOT 20 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/        | 57.50    | 120.00      | 1.1484 | 0.7247 | 7000       | 100          |        | 334,982 |
| 58 Actual Front Feet, | 0.16     | Total Acres |        |        | Total Est. | Land Value = |        | 334,982 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71 | 304  | 0      | 0          |
| D/W/P: Crushed Rock | 2.31 | 168  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2007

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 816 SF Floor Area = 816 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 816    |          |            |
|         |          |             | Total: | 117,623  | 108,212    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,335 |
| 2 Fixture Bath     | 1 | 3,056 | 2,812 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,399 |
| Water Well, 100 Feet | 1 | 5,847 | 5,379 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 105 | 5,337 | 4,910 |
| WPP           | 417 | 7,573 | 6,967 |
| WPP           | 33  | 1,799 | 1,655 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 318 | 5,517 | 5,076 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,546 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 5,993 |
|------------------|---|-------|-------|

Totals: 162,266 149,284

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 328,425

2026 Est. T.C.V. 006-790-020-00 = 665,782

Est. TCV/Total Floor Area = 815.91, Most recent sale 12/26/1986 for 60,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 257,300       | 257,300    | 257,300 | 158,865      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 75,600     | 0       | 0            | 4,289          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

332,900

332,900

332,900

163,154

163,154

0



|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-790-022-00   | 2026 Est. T.C.V.    | HURLIN KENNETH P & SHIRLEY R TRUST |
| Property Class: 401 |                     | 5791 S LAKE ISLE AVE               |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

LOTS 22 & 24 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                          | 50.00    | 120.00 | 1.0000 | 0.7247 | 7000 | 100   |                         | 253,654 |
| A 100' @ 7000/                          | 50.00    | 120.00 | 1.0000 | 0.7247 | 7000 | 100   |                         | 253,654 |
| 100 Actual Front Feet, 0.28 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 507,307 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Heat & Cool

Ground Area = 2128 SF Floor Area = 2128 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,128  |          |            |
|         |          |             | Total: | 311,990  | 202,786    |

Other Additions/Adjustments

Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 2,969 |
|----------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 104 | 5,295  | 3,442  |
| WPP            | 104 | 3,188  | 2,072  |
| WGEP (1 Story) | 312 | 22,168 | 14,409 |
| WPP            | 805 | 12,759 | 8,293  |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 50 | 1,723 | 1,120 |
| Treated Wood | 68 | 2,051 | 1,333 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Totals: 377,137 245,132

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 539,290

2026 Est. T.C.V. 006-790-022-00 = 1,051,597

Est. TCV/Total Floor Area = 494.17

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 405,600       | 405,600    | 405,600 | 183,037      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 120,200    | 0       | 0            | 4,941          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 525,800       | 525,800    | 525,800 | 187,978      | 187,978        | 187,978 |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-790-023-00   | 2026 Est. T.C.V.    | GLAUZ WILLIAM D & BARARA J TRUST & |
| Property Class: 401 |                     | 5716 S MANITOU BLVD                |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

DC L673 P214/02 L866 P639/05 2006 DESCR REVISED (REF: SPLIT 006-790-025-00) LOT 21 & N 1/2 OF LOT 23 ALSO S 1/2 OF VACATED EAST ALLEY LYING N OF LOT 21 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|-------------------------|-------|--------|---------|
| A 100' @ 7000/        | 82.50    | 126.00      | 1.0493 | 0.7336 | 7000                    | 100   |        | 444,538 |
| 83 Actual Front Feet, | 0.24     | Total Acres |        |        | Total Est. Land Value = |       |        | 444,538 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 9.05     | 560  | 0      | 0          |
| D/W/P: 4in Concrete                                 | 9.05     | 122  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1353 SF Floor Area = 2274 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,353 |          |            |
| 1 Story   | Siding   | Overhang    | 245   |          |            |
|           |          | Total:      |       | 402,611  | 342,221    |

#### Other Additions/Adjustments

|              |     |        |        |  |
|--------------|-----|--------|--------|--|
| Exterior     |     |        |        |  |
| Stone Veneer | 278 | 14,131 | 12,011 |  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |
| Separate Shower    | 1 | 3,123  | 2,655  |

#### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 11,719 | 9,961 |
| Water Well, 100 Feet | 1 | 6,941  | 5,900 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 323 | 23,611 | 20,069 |
| WCP (1 Story)  | 50  | 4,687  | 3,984  |
| WPP            | 104 | 4,438  | 3,772  |
| WPP            | 81  | 4,069  | 3,459  |
| WCP (1 Story)  | 16  | 1,517  | 1,289  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,163 |
| Raised Hearth    | 1 | 860   | 731   |

Totals: 524,818 446,094

Notes: 3RD STORY IS CUPOLA

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 981,407

Parcel Number: 45-006-790-023-00

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2026 Est. T.C.V. 006-790-023-00

= 1,428,445

Est. TCV/Total Floor Area = 628.16

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 565,700       | 565,700        | 565,700 | 520,163      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 148,500        | 0       | 0            | 14,044         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 714,200       | 714,200        | 714,200 | 534,207      | 534,207        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-790-025-00   | 2026 Est. T.C.V.    | BG'S OF GLEN ARBOR LLC |
| Property Class: 402 |                     | S MANITOU BLVD         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

DC L673 P214/02 L866 P639/05 2005 SPLIT FROM 006-790-023-00 LOT 25 & S 1/2 OF  
LOT 23 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 75.00    | 126.00 | 1.0746 | 0.7336 | 7000 | 100   |                         | 413,870 |
| 75 Actual Front Feet, 0.22 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 413,870 |

2026 Est. T.C.V. 006-790-025-00 = 413,870

Est. TCV/Total Floor Area = 182.00

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 147,800                 | 147,800 | 147,800   | 60,518         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 59,100  | 0         | 1,633          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 206,900                 | 206,900 | 206,900   | 62,151         | 62,151      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-026-00   | 2026 Est. T.C.V.    | MCKINLAY BETTY L     |
| Property Class: 401 |                     | 5801 S LAKE ISLE AVE |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L352 P1/92 LOT 26 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 120.00 | 1.1892 | 0.7247 | 7000 | 100   |                         | 301,647 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 301,647 |

## Land Improvement Cost Estimates

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

|                            |               |         |     |   |          |
|----------------------------|---------------|---------|-----|---|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1 STORY | Cls | C | Blt 1942 |
|----------------------------|---------------|---------|-----|---|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 553 SF Floor Area = 1150 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 553    |          |            |
| 1 Story | Siding   | Overhang   | 44     |          |            |
|         |          |            | Total: | 144,801  | 79,640     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 798   |
| 2 Fixture Bath     | 1 | 3,056 | 1,681 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 2,630 |
| Water Well, 100 Feet | 1 | 5,847 | 3,216 |

## Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 439 | 7,968 | 4,382 |
| WPP | 30  | 1,689 | 929   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,522 |
|------------------|---|-------|-------|

## Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,404 |
|------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 174,913 | 96,202 |
|---------|---------|--------|

## Notes:

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 211,644

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-790-026-00 | = | 514,791 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 447.64

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 196,300                 | 196,300 | 196,300   | 69,467         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 61,100  | 0         | 1,875          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 257,400                 | 257,400 | 257,400   | 71,342         | 71,342      | 71,342  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-790-027-01   | 2026 Est. T.C.V.    | GLAUZ WILLIAM D & BARBARA J TRUST |
| Property Class: 402 |                     | S MANITOU BLVD                    |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

LOT 27 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.  
 SPLIT ON 05/02/2017 FROM 006-790-027-00; FORMERLY PART OF  
 L385 P85 L396 P967 L534 P410/00 DC L673 P214/02 LOT 27 & 29 PLAT OF SLEEPING  
 BEAR BEACH SEC 22 T29N R14W.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;  
 Parent Parcel(s): 006-790-027-00;  
 Child Parcel(s): 006-790-027-01, 006-790-029-00;  
 -----

SEPARATE ASSESSMENTS FOR VACANT LOTS 27 & 29 IN PLATTED SUB

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 126.00 | 1.1892 | 0.7336 | 7000 | 100   |                         | 305,349 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 305,349 |

2026 Est. T.C.V. 006-790-027-01 = 305,349

Est. TCV/Total Floor Area = 265.52

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 109,100                 | 109,100 | 109,100   | 78,248         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 43,600  | 0         | 0              | 2,112       | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 152,700                 | 152,700 | 152,700   | 80,360         | 80,360      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-028-00   | 2026 Est. T.C.V.    | MURPHY COTTAGE LLC   |
| Property Class: 401 |                     | 5815 S LAKE ISLE AVE |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L438 P315 L462 P057/97 LOT 28 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 120.00 | 1.1892 | 0.7247 | 7000 | 100   |                         | 301,647 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 301,647 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 30.07 | 96   | 50     | 1,443      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,443      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = 1356 SF Floor Area = 1356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,002  |          |            |
| 1 Story | Siding   | Crawl Space | 354    |          |            |
|         |          |             | Total: | 203,455  | 142,430    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CSEP (1 Story) | 113 | 5,799 | 4,059 |
| CPP            | 10  | 279   | 195   |
| CPP            | 7   | 196   | 137   |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,560 |
|------------------|---|-------|-------|

Totals: 235,657 164,971

## Notes:

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 362,936

2026 Est. T.C.V. 006-790-028-00 = 666,026

Est. TCV/Total Floor Area = 491.17, Most recent sale 08/01/2010 for 355,100

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 258,000                 | 258,000 | 258,000 | 237,755      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 75,000  | 0       | 0            | 6,419          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 333,000                 | 333,000 | 333,000 | 244,174      | 244,174        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-790-029-00   | 2026 Est. T.C.V.    | JONES MICHAEL & SCHOENEMANN SHERRI |
| Property Class: 401 |                     | 5740 S MANITOU BLVD                |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

LOT 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.  
 SPLIT ON 05/02/2017 FROM 006-790-027-00; FORMERLY PART OF L385 P85 L396 P967  
 L534 P410/00 DC L673 P214/02 LOT 27 & 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N  
 R14W.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;  
 Parent Parcel(s): 006-790-027-00;  
 Child Parcel(s): 006-790-027-01, 006-790-029-00;  
 -----

SEPARATE ASSESSMENTS FOR VACANT LOTS 27 & 29 IN PLATTED SUB

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 126.00 | 1.1892 | 0.7336 | 7000 | 100   |                         | 305,349 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 305,349 |

Land Improvement Cost Estimates

| Description                       | Rate | Size | % Good | Cash Value |
|-----------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock               | 2.31 | 500  | 50     | 577        |
| Total Estimated Land Improvements |      |      |        | 577        |

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls C 5 Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 984 SF Floor Area = 2257 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 984    |          |            |
| 1 Story | Siding   | Overhang    | 289    |          |            |
|         |          |             | Total: | 288,072  | 282,328    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,422  |
| 3 Fixture Bath     | 3 | 13,700 | 13,426 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,313 |
| Water Well, 100 Feet | 1 | 5,847 | 5,730 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 73 | 2,281 | 2,235 |
|---------------|----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,712 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,107 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 326,791 | 320,273 |
|---------|---------|---------|

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 704,601

2026 Est. T.C.V. 006-790-029-00 = 1,010,527

Est. TCV/Total Floor Area = 447.73, Most recent sale 05/26/2017 for 195,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 401,700       | 401,700 | 401,700 | 312,736      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|



Parcel Number: 45-006-790-029-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 103,600 | 0       | 0       | 8,443       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 505,300       | 505,300 | 505,300 | 321,179 | 321,179     | 321,179 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-030-00   | 2026 Est. T.C.V.    | OGORMAN ALISON KIRK  |
| Property Class: 401 |                     | 5827 S LAKE ISLE AVE |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L302 P611 L483 P516/98 LOT 30 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 120.00 | 1.1892 | 0.7247 | 7000 | 100   |                         | 301,647 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 301,647 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1925

(11) Heating System: Forced Air w/ Ducts

Ground Area = 859 SF Floor Area = 1288 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 859    |          |            |
|           |          |             | Total: | 161,642  | 105,068    |

Other Additions/Adjustments

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 6,177 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 258 | 5,390 | 3,503 |
| WCP (1 Story) | 24  | 1,812 | 1,178 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,216 |
|------------------|---|-------|-------|

Totals: 196,437 127,685

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 280,907

2026 Est. T.C.V. 006-790-030-00 = 585,054

Est. TCV/Total Floor Area = 454.23

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 225,000                 | 225,000 | 225,000   | 84,815         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 67,500  | 0         | 2,290          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 292,500                 | 292,500 | 292,500   | 87,105         | 87,105      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-031-00   | 2026 Est. T.C.V.    | WASHO KEVIN          |
| Property Class: 401 |                     | 5860 S MANITOU BLVD  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L262 P444/86 L287 P542 L534 P260/00 LOT 37 PLAT OF SLEEPING BEAR BEACH. SEC 22  
T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/        | 50.00    | 126.00      | 1.1892 | 0.7336 | 7000       | 100   |              | 305,349 |
| 50 Actual Front Feet, | 0.14     | Total Acres |        |        | Total Est. |       | Land Value = | 305,349 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 742 SF Floor Area = 980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 742    |          |            |
| 1 Story    | Siding   | Overhang   | 52     |          |            |
|            |          |            | Total: | 143,388  | 141,955    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 1 | 4,567 | 4,521 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 143 | 6,821 | 6,753 |
|---------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 3,138 |
|----------------|---|-------|-------|

Totals: 180,275 178,472

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 392,638

2026 Est. T.C.V. 006-790-031-00 = 697,987

Est. TCV/Total Floor Area = 712.23, Most recent sale 12/14/2018 for 185,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 272,200       | 272,200    | 272,200 | 258,183      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 76,800     | 0       | 0            | 6,970          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 349,000       | 349,000    | 349,000 | 265,153      | 265,153        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-790-032-10   | 2026 Est. T.C.V.    | HIBBS GREGORY O & ROSALIND |
| Property Class: 401 |                     | 5841 S LAKE ISLE AVE       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L329 P379 L368 P92-93/93 L559 P574/00 L773 P264/03 LOT 32 TOGETHER WITH EASEMENT FOR LOCATION AND MAINTENANCE OF THE PART OF THE HOME OVER N5.23' FEET OF TH EAST 9.75 FEET OF THE WEST 45.45 FEET OF LOT 34 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------------------|----------|--------|--------|--------|-------------------------|-------|--------|---------|
| A 100' @ 7000/                         | 50.00    | 120.00 | 1.1892 | 0.7247 | 7000                    | 100   |        | 301,647 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        | Total Est. Land Value = |       |        | 301,647 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 627 SF Floor Area = 627 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 627    |          |            |
|         |          |            | Total: | 89,551   | 58,207     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 649 | 8,794 | 5,716 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 113,192 | 73,574 |
|---------|---------|--------|

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 161,863

2026 Est. T.C.V. 006-790-032-10 = 465,010

Est. TCV/Total Floor Area = 741.64, Most recent sale 10/28/2003 for 0

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 176,100                 | 176,100 | 176,100   | 67,146         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 56,400  | 0         | 1,812          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 232,500                 | 232,500 | 232,500   | 68,958         | 68,958      | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-790-033-00   | 2026 Est. T.C.V.    | KROENING KEVIN D & CAIRINE J |
| Property Class: 401 |                     | 5804 S MANITOU BLVD          |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L217 P647/80 LOTS 31, 33 & 35 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                          | 150.00   | 126.00 | 0.9036 | 0.7336 | 7000 | 100   |                         | 696,044 |
| 150 Actual Front Feet, 0.43 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 696,044 |

#### Land Improvement Cost Estimates

| Description         | Rate | Size | % Good | Cash Value |
|---------------------|------|------|--------|------------|
| D/W/P: 3.5 Concrete | 7.73 | 380  | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1176 SF Floor Area = 2058 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,176  |          |            |
|            |          |            | Total: | 340,095  | 278,878    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,752 |
| 3 Fixture Bath     | 1 | 6,716 | 5,507 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,544 |
| Water Well, 100 Feet | 1 | 6,514 | 5,341 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 420 | 26,762 | 21,945 |
|----------------|-----|--------|--------|

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 32 | 1,460 | 1,197 |
|--------------|----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,260 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,342 | 8,480 |
|------------------|---|--------|-------|

Totals: 403,542 330,904

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 727,989

2026 Est. T.C.V. 006-790-033-00 = 1,425,533

Est. TCV/Total Floor Area = 692.68, Most recent sale 08/18/2008 for 288,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 546,400       | 546,400    | 546,400 | 429,777      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 166,400    | 0       | 0            | 11,603         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 712,800       | 712,800    | 712,800 | 441,380      | 441,380        | 441,380 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-790-034-00   | 2026 Est. T.C.V.    | GARBER MARSHA E REC LIV TRUST |
| Property Class: 401 |                     | 5851 S LAKE ISLE AVE          |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L298 P420&421/89 L302 P375/89 L880 P501/05 LOTS 34 & 36 EXC S 10 FT LOT 36  
SUBJECT TO EASEMENT PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth  | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|--------|-------------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/        | 90.00    | 120.00 | 1.0267      | 0.7247 | 7000       | 100   |              | 468,763 |
| 90 Actual Front Feet, |          | 0.25   | Total Acres |        | Total Est. |       | Land Value = | 468,763 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good | Cash Value              |
|------------------------------------------|----------|------|--------|-------------------------|
| D/W/P: Flagstone/Sand                    | 21.39    | 45   | 0      | 0                       |
| Wood Frame                               | 32.90    | 80   | 50     | 1,316                   |
| Residential Local Cost Land Improvements |          |      |        |                         |
| Description                              | Rate     | Size | % Good | Cash Value              |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1    | 100    | 1,500                   |
| Total Estimated Land Improvements        |          |      |        | True Cash Value = 2,816 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1958

(11) Heating System: Forced Heat & Cool  
Ground Area = 1347 SF Floor Area = 1347 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,080 |          |            |
| 1 Story | Siding   | Crawl Space | 267   |          |            |
|         |          | Total:      |       | 189,819  | 123,382    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WPP            | 155 | 4,261 | 2,770 |
| WSEP (1 Story) | 152 | 8,900 | 5,785 |
| WPP            | 167 | 4,461 | 2,900 |

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 264 | 14,773 | 9,602 |
| Door Opener | 1   | 537    | 349   |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 245,992 159,895

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 351,769

2026 Est. T.C.V. 006-790-034-00 = 823,348

Est. TCV/Total Floor Area = 611.25, Most recent sale 09/18/2009 for 377,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 314,500       | 314,500 | 314,500 | 267,288      | 2.70 |

Parcel Number: 45-006-790-034-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 97,200         | 0       | 0         | 7,216          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 411,700  | 411,700        | 411,700 | 274,504   | 274,504        | 274,504 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-038-00   | 2026 Est. T.C.V.    | LANG MICHELLE        |
| Property Class: 401 |                     | 5867 S LAKE ISLE AVE |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LOT 38 & S 10 FT LOT 36 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason              | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|---------------------|---------|
| A 100' @ 7000/                         | 50.00    | 120.00 | 1.1362 | 0.7247 | 7000 | 100   |                     | 288,206 |
| A 100' @ 7000/                         | 10.00    | 120.00 | 1.1362 | 0.7247 | 7000 | 50    | SURPLUS: 10' LOT 36 | 28,821  |
| 60 Actual Front Feet, 0.17 Total Acres |          |        |        |        |      |       |                     | 317,027 |
| Total Est. Land Value =                |          |        |        |        |      |       |                     | 317,027 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1378 SF Floor Area = 1722 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,378  |          |            |
|            |          |            | Total: | 222,722  | 160,362    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,045 |
| 2 Fixture Bath     | 1 | 3,056 | 2,200 |
| Separate Shower    | 1 | 1,336 | 962   |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,443 |
| Water Well, 100 Feet | 1 | 5,847 | 4,210 |

Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 107 | 6,803 | 4,898 |
|----------------|-----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 670 | 8,991 | 6,474 |
|--------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,992 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,787 |
|------------------|---|-------|-------|

Totals: 264,404 190,373

Notes: GARAGE ON 39

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 418,821

2026 Est. T.C.V. 006-790-038-00 = 737,348

Est. TCV/Total Floor Area = 428.19, Most recent sale 08/05/2019 for 500,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 287,000                 | 287,000 | 287,000   | 227,628        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 81,700  | 0         | 6,145          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 368,700                 | 368,700 | 368,700   | 233,773        | 233,773     | 0       |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-790-039-00   | 2026 Est. T.C.V.    | LANDRY PATRICK J & CYNTHIA A |
| Property Class: 401 |                     | 5872 S LAKE ISLE DR          |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L224 P945/81 LOT 39 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/        | 50.00    | 126.00      | 1.1892 | 0.7336 | 7000       | 100   |              | 305,349 |
| 50 Actual Front Feet, | 0.14     | Total Acres |        |        | Total Est. |       | Land Value = | 305,349 |

## Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good | Cash Value              |
|-----------------------------------|-------|------|--------|-------------------------|
| Fencing: Wd, Split, 2 Rail        | 18.44 | 100  | 50     | 922                     |
| Fencing: Wd, Solid, 6 ft.         | 34.51 | 100  | 50     | 1,725                   |
| Wood Frame                        | 30.43 | 94   | 50     | 1,430                   |
| Total Estimated Land Improvements |       |      |        | True Cash Value = 4,077 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C -5 Blt 2018

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1187 SF Floor Area = 2410 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

## Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,187 |          |            |
| 1 Story | Siding   | Overhang    | 36    |          |            |
|         |          | Total:      |       | 274,068  | 257,605    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,364 |
| 3 Fixture Bath     | 1 | 4,567 | 4,293 |
| 2 Fixture Bath     | 1 | 3,056 | 2,873 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,495 |
| Water Well, 100 Feet | 1 | 5,847 | 5,496 |

## Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 36  | 2,745 | 2,580 |
| WPP            | 165 | 4,429 | 4,163 |
| WSEP (1 Story) | 165 | 9,483 | 8,914 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 105 | 2,610 | 2,453 |
|--------------|-----|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,601 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,980 |
|----------------|---|-------|-------|

Totals: 318,975 299,817

## Notes:

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 659,597

2026 Est. T.C.V. 006-790-039-00 = 969,023

Est. TCV/Total Floor Area = 402.08, Most recent sale 04/18/2016 for 210,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 383,500                 | 383,500 | 383,500   | 282,806        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 101,000 | 0         | 7,635          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 484,500                 | 484,500 | 484,500   | 290,441        | 290,441     | 0       |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-790-040-00   | 2026 Est. T.C.V.    | LINMAR PROPERTIES LLC |
| Property Class: 401 |                     | 5879 S LAKE ISLE AVE  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L390 P210 L555 P293/00 L669 P727/02 L824 P487/04 LOT 40 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/        | 50.00    | 120.00      | 1.1892 | 0.7247 | 7000       | 100          |        | 301,647 |
| 50 Actual Front Feet, | 0.14     | Total Acres |        |        | Total Est. | Land Value = |        | 301,647 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size         | % Good | Cash Value |
|------------------------------------------|----------|--------------|--------|------------|
| Fencing: Wd, Split, 3 Rail               | 20.45    | 28           | 50     | 286        |
| D/W/P: Crushed Rock                      | 2.31     | 1300         | 0      | 0          |
| Residential Local Cost Land Improvements |          |              |        |            |
| Description                              | Rate     | Size         | % Good | Cash Value |
| LAND IMPROVEMENTS 15                     | 1,500.00 | 1            | 100    | 1,500      |
| Total Estimated Land Improvements        | True     | Cash Value = |        | 1,786      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1987

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1236 SF Floor Area = 1545 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,236  |          |            |
|            |          |             | Total: | 214,564  | 150,200    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 205 | 4,133 | 2,893 |
| Treated Wood | 44  | 1,643 | 1,150 |
| Treated Wood | 145 | 3,296 | 2,307 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,815 |
|----------------|---|-------|-------|

Totals: 245,643 171,955

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 378,301

2026 Est. T.C.V. 006-790-040-00 = 681,734

Est. TCV/Total Floor Area = 441.25, Most recent sale 08/30/2004 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 265,000                 | 265,000 | 265,000   | 229,074        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 75,900  | 0         | 6,184          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 340,900                 | 340,900 | 340,900   | 235,258        | 235,258     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-790-041-01   | 2026 Est. T.C.V.    | JOHNS KENNETH R & LESLIE A |
| Property Class: 401 |                     | 5880 S MANITOU BLVD        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

2020006389 LOT 41 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.  
 SPLIT ON 9/30/2020 FROM 006-790-041-00;  
 FORMERLY L248 P241 L307 P309 L375 P106/93 L688 P661&666/02 LOTS 41 & 43 PLAT OF  
 SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Split/Comb. on 10/15/2020 completed 10/15/2020 TIM TWO VACANT LOTS IN  
 PLATTED SUBDIVISION;  
 Parent Parcel(s): 006-790-041-00;  
 Child Parcel(s): 006-790-041-01, 006-790-043-00;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

|                                        |          | * Factors * |        | 50'X126' |            |                                 |
|----------------------------------------|----------|-------------|--------|----------|------------|---------------------------------|
| Description                            | Frontage | Depth       | Front  | Depth    | Rate %Adj. | Reason Value                    |
| A 100' @ 7000/                         | 50.00    | 126.00      | 1.1892 | 0.7336   | 7000 100   | 305,349                         |
| 50 Actual Front Feet, 0.14 Total Acres |          |             |        |          |            | Total Est. Land Value = 305,349 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size % Good | Cash Value |
|-----------------------------------------------------|------|-------------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33 | 720 50      | 2,999      |
| Total Estimated Land Improvements True Cash Value = |      |             | 2,999      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1620 SF Floor Area = 2187 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Slab       | 1,620 |          |            |
| 1 Story    | Siding   | Overhang   | 162   |          |            |
| Total:     |          |            |       | 291,372  | 288,459    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 2 | 9,133 | 9,042 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

Totals: 325,890 322,631

#### Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 645,262

2026 Est. T.C.V. 006-790-041-01 = 953,610

Est. TCV/Total Floor Area = 436.04, Most recent sale 09/30/2020 for 150,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 373,400       | 373,400        | 373,400 | 338,060      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 103,400        | 0       | 0            | 9,127          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 476,800       | 476,800        | 476,800 | 347,187      | 347,187        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-790-042-00   | 2026 Est. T.C.V.    | EWING TIMOTHY J & MELISSA K |
| Property Class: 401 |                     | 5883 S LAKE ISLE AVE        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L322 P824/91 L561 P804/00 L701 P950/03 L919 P21/06 LOT 42 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 120.00 | 1.1892 | 0.7247 | 7000 | 100   |                         | 301,647 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 301,647 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft.  | 34.51 | 100  | 50     | 1,725      |
| Fencing: Wd, Solid, 6 ft.  | 34.51 | 213  | 50     | 3,675      |
| Fencing: Wd, Split, 2 Rail | 18.44 | 60   | 50     | 553        |
| Wood Frame                 | 29.72 | 98   | 50     | 1,456      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 12,409     |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 936 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 936    |          |            |
|            |          |             | Total: | 167,567  | 117,302    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 286 | 5,148 | 3,604 |
| Treated Wood | 25  | 1,163 | 814   |
| Treated Wood | 9   | 411   | 288   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,219 |
|----------------|---|-------|-------|

Totals: 196,873 137,817

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 303,197

2026 Est. T.C.V. 006-790-042-00 = 617,253

Est. TCV/Total Floor Area = 527.57, Most recent sale 09/02/2014 for 355,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 239,300                 | 239,300 | 239,300 | 218,120      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 69,300  | 0       | 0            | 5,889          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 308,600                 | 308,600 | 308,600 | 224,009      | 224,009        | 0       |  |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-790-043-00   | 2026 Est. T.C.V.    | EWING JUSTIN B & SONYA D |
| Property Class: 402 |                     | S MANITOU BLVD           |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

LOT 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.  
 SPLIT ON 09/30/2020 FROM 006-790-041-00;  
 FORMERLY L248 P241 L307 P309 L375 P106/93 L688 P661&666/02 LOTS 41 & 43 PLAT OF  
 SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Split/Comb. on 10/15/2020 completed 10/15/2020 TIM TWO VACANT LOTS IN  
 PLATTED SUBDIVISION;  
 Parent Parcel(s): 006-790-041-00;  
 Child Parcel(s): 006-790-041-01, 006-790-043-00;  
 -----

Land Value Estimates for Land Table 4120.4120 RESI  
 \* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 126.00 | 1.1892 | 0.7336 | 7000 | 100   |                         | 305,349 |
| 50 Actual Front Feet, 0.14 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 305,349 |

|                                                                             |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-790-043-00                                             | =       | 305,349   |
| Est. TCV/Total Floor Area = 260.98, Most recent sale 10/16/2020 for 155,000 |         |           |
| 2025 Assessed                                                               | MBOR    | S.E.V.    |
| 109,100                                                                     | 109,100 | 109,100   |
|                                                                             |         | 89,310    |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions |
| 0                                                                           | 43,600  | 0         |
|                                                                             |         | 2,411     |
| 2026 Assessed                                                               | MBOR    | S.E.V.    |
| 152,700                                                                     | 152,700 | 152,700   |
|                                                                             |         | 91,721    |
|                                                                             |         | 91,721    |
|                                                                             |         | PRE/MBT   |
|                                                                             |         | 0         |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-790-044-00   | 2026 Est. T.C.V.    | CRYSTAL RIVER INVESTMENTS II |
| Property Class: 201 |                     | 6610 W WESTERN AVE           |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L323 P564 L382 P632 L457 P533 L551 P009 LOT 44 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description                                                              | Frontage     | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason       | Value   |
|--------------------------------------------------------------------------|--------------|--------|--------|--------|-------------------------|-------|--------------|---------|
|                                                                          | 60.00        | 128.00 | 1.0000 | 0.0000 | 0                       | 100*  |              | 0       |
| 2000 COMM                                                                | \$14.75/SQFT |        | 7667   | SqFt   | 14.75000                | 100   | CORNER MINOR | 113,082 |
| * denotes lines that do not contribute to the total acreage calculation. |              |        |        |        |                         |       |              |         |
| 60 Actual Front Feet, 0.18 Total Acres                                   |              |        |        |        | Total Est. Land Value = |       | 113,082      |         |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 17.44    | 500  | 97     | 8,458      |
| Wood Frame                                          | 19.88    | 202  | 80     | 3,213      |
| Wood Frame                                          | 21.59    | 150  | 80     | 2,591      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 19,262     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1968

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 120  
 Overall Building Height: 8

Base Rate for Upper Floors = 133.35

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.02 100%  
 Adjusted Square Foot Cost for Upper Floors = 158.37

Total Floor Area: 732 Base Cost New of Upper Floors = 115,927

Reproduction/Replacement Cost = 115,927  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 102,016

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 178,528  
 Replacement Cost/Floor Area= 158.37 Est. TCV/Floor Area= 243.89

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1968

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 56  
 Overall Building Height: 8

Base Rate for Upper Floors = 41.96

Adjusted Square Foot Cost for Upper Floors = 41.96

Total Floor Area: 202 Base Cost New of Upper Floors = 8,476

Reproduction/Replacement Cost = 8,476  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0  
 Total Depreciated Cost = 4,747

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 8,306  
 Replacement Cost/Floor Area= 41.96 Est. TCV/Floor Area= 41.12

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1968



Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 49  
 Overall Building Height: 8

Base Rate for Upper Floors = 45.86

(10) Heating system: Electric Wall Heaters Cost/SqFt: 4.45 100%  
 Adjusted Square Foot Cost for Upper Floors = 50.31

Total Floor Area: 150 Base Cost New of Upper Floors = 7,547

Reproduction/Replacement Cost = 7,547

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 3,321

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 5,811

Replacement Cost/Floor Area= 50.31 Est. TCV/Floor Area= 38.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 192,645

2026 Est. T.C.V. 006-790-044-00 = 324,989

Est. TCV/Total Floor Area = 299.81, Most recent sale 07/16/2018 for 325,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 144,100                 | 144,100 | 144,100   | 142,174        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 18,400  | 0         | 3,838          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 162,500                 | 162,500 | 162,500   | 146,012        | 146,012     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-045-00   | 2026 Est. T.C.V.    | BURROWS BRENDAN      |
| Property Class: 201 |                     | 6584 W WESTERN AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P527/85 L331 P597/91 LOTS 45 & 46 PLAT OF SLEEPING BEAR BEACH. CONSISTING OF INTEREST TO BRENDAN J BURROWS & ELIZABETH A DERRICK SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

\* Factors \*

| Description | Frontage     | Depth  | Front      | Depth    | Rate | %Adj. | Reason                  | Value   |
|-------------|--------------|--------|------------|----------|------|-------|-------------------------|---------|
|             | 60.00        | 130.00 | 1.0000     | 0.0000   | 0    | 100*  | LOT 45                  | 0       |
|             | 60.00        | 129.00 | 1.0000     | 0.0000   | 0    | 100*  | LOT 46                  | 0       |
| 2000 COMM   | \$14.75/SQFT |        | 15551 SqFt | 14.75000 | 100  |       | SIDE ST LOCATION ACCESS | 229,376 |

\* denotes lines that do not contribute to the total acreage calculation.  
 120 Actual Front Feet, 0.36 Total Acres      Total Est. Land Value = 229,376

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 6.73 | 280  | 97     | 1,827      |

Commercial Local Cost Land Improvements

| Description                                         | Rate | Size | % Good | Arch | Mult | Cash Value |
|-----------------------------------------------------|------|------|--------|------|------|------------|
| WATER WELL 4"-6"                                    | 0.00 | 1    | 94     |      | 100  | 0          |
| SEPTIC TANK 2000 GAL                                | 0.00 | 1    | 94     |      | 100  | 0          |
| DRAIN FIELD                                         | 0.00 | 1    | 94     |      | 100  | 0          |
| WOOD DECKS                                          | 5.25 | 815  | 94     |      | 100  | 4,022      |
| Total Estimated Land Improvements True Cash Value = |      |      |        |      |      | 5,849      |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1968

Description of Occupancy: PINE CONE & BOTANICALS

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 8      Perimeter: 96  
 Overall Building Height: 8

Base Rate for Upper Floors = 99.75

(10) Heating system: Forced Air Furnace      Cost/SqFt: 12.54      100%  
 Adjusted Square Foot Cost for Upper Floors = 112.29

Total Floor Area: 560      Base Cost New of Upper Floors = 62,882

Reproduction/Replacement Cost = 62,882  
 Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /75 /100/100/35.3  
 Total Depreciated Cost = 22,166

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

(39) Miscellaneous  
 Canopies & Marquees:  
 Wood Frame

|      |       |     |       |       |       |
|------|-------|-----|-------|-------|-------|
| 1 Up | 34.51 | 200 | 1.000 | 1.000 | 6,902 |
|------|-------|-----|-------|-------|-------|

Total Cost of Lump-Sum Items = 6,902  
 Total Cost New = 6,902

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 6,902  
 Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /75 /100/100/35.3  
 Total Depreciated Cost = 2,433

ECF (2201 COMMERCIAL)      1.750 => TCV of Bldg: 1 = 43,048  
 Replacement Cost/Floor Area= 124.61      Est. TCV/Floor Area= 76.87

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1968

Description of Occupancy: GOOD HARBOR GRILL

Costs are taken from the Restaurants cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 202  
 Overall Building Height: 10

Base Rate for Upper Floors = 127.76

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.71 100%

Adjusted Square Foot Cost for Upper Floors = 138.47

Total Floor Area: 1,913 Base Cost New of Upper Floors = 264,893

Reproduction/Replacement Cost = 264,893

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 105,957

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

(39) Miscellaneous  
 Canopies & Marquees:

|             |      |       |     |       |       |       |
|-------------|------|-------|-----|-------|-------|-------|
| Steel Frame | 1 Up | 44.29 | 200 | 1.000 | 1.000 | 8,858 |
|-------------|------|-------|-----|-------|-------|-------|

Total Cost of Lump-Sum Items = 8,858

Total Cost New = 8,858

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 8,858

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 3,543

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 191,626

Replacement Cost/Floor Area= 143.10 Est. TCV/Floor Area= 100.17

Total Estimated True Cash Value of Commercial/Industrial Buildings = 234,674

2026 Est. T.C.V. 006-790-045-00 = 469,899

Est. TCV/Total Floor Area = 190.01, Most recent sale 10/28/1991 for 115,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 212,000                 | 212,000 | 212,000   | 159,417        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 22,900  | 0         | 4,304          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 234,900                 | 234,900 | 234,900   | 163,721        | 163,721     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-047-00   | 2026 Est. T.C.V.    | MSKS LLC             |
| Property Class: 201 |                     | 6572 W WESTERN AVE   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L307 P308 L375 P118/93 L688 P658&664/02 LOT 47 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

|             |              |             |           |          |                              |         |
|-------------|--------------|-------------|-----------|----------|------------------------------|---------|
|             |              | * Factors * |           | 63X131   |                              |         |
| Description | Frontage     | Depth       | Front     | Depth    | Rate %Adj. Reason            | Value   |
|             | 63.00        | 131.00      | 1.0000    | 0.0000   | 0 100*                       | 0       |
| 2000 COMM   | \$14.75/SQFT |             | 8233 SqFt | 14.75000 | 100 CORNER INFL - 4 WAY STOP | 121,434 |

\* denotes lines that do not contribute to the total acreage calculation.

63 Actual Front Feet, 0.19 Total Acres      Total Est. Land Value =      121,434

Land Improvement Cost Estimates

|                                                     |      |       |        |            |
|-----------------------------------------------------|------|-------|--------|------------|
| Description                                         | Rate | Size  | % Good | Cash Value |
| D/W/P: 4in Concrete                                 | 7.10 | 307   | 97     | 2,115      |
| D/W/P: Asphalt Paving                               | 3.16 | 12834 | 97     | 39,338     |
| Total Estimated Land Improvements True Cash Value = |      |       |        | 41,453     |

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2019

Costs are taken from the Office Buildings cost schedules.

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

Class: D      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 191  
 Overall Building Height: 8

Base Rate for Upper Floors = 135.39  
 Mezzanine 1 Open      Base Rate = 49.44

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 27.64      100%  
 (10) Heating system: Package Heating & Cooling      Cost/SqFt: 27.64      100%  
 Combined Heating System adjustment: 55.28      100%  
 Adjusted Square Foot Cost for Upper Floors = 190.67

|                         |                                 |         |
|-------------------------|---------------------------------|---------|
| Total Floor Area: 2,005 | Base Cost New of Upper Floors = | 382,293 |
| Mezzanine 1 Area: 502   | Base Cost New of Mezzanine =    | 24,819  |

2,005 Sq.Ft. of Sprinklers @ 5.92, Cost New = 11,870

|           |                                                                     |                                 |         |
|-----------|---------------------------------------------------------------------|---------------------------------|---------|
|           |                                                                     | Reproduction/Replacement Cost = | 418,982 |
| Eff.Age:5 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0 | Total Depreciated Cost =        | 372,894 |

|                                     |                             |         |
|-------------------------------------|-----------------------------|---------|
| ECF (2201 COMMERCIAL)               | 1.750 => TCV of Bldg: 1 =   | 652,564 |
| Replacement Cost/Floor Area= 208.97 | Est. TCV/Floor Area= 325.47 |         |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 652,564

|                                                                             |         |                |
|-----------------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-790-047-00                                             | =       | 815,451        |
| Est. TCV/Total Floor Area = 406.71, Most recent sale 02/01/2013 for 375,000 |         |                |
| 2025 Assessed                                                               | MBOR    | S.E.V.         |
| 348,300                                                                     | 348,300 | 348,300        |
|                                                                             |         | Base for Cap   |
|                                                                             |         | IRM            |
|                                                                             |         | 308,948        |
|                                                                             |         | 2.70           |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions      |
| 0                                                                           | 59,400  | 0              |
|                                                                             |         | Tax Adjustment |
|                                                                             |         | 8,341          |
|                                                                             |         | 0              |
| 2026 Assessed                                                               | MBOR    | S.E.V.         |
| 407,700                                                                     | 407,700 | 407,700        |
|                                                                             |         | Capped         |
|                                                                             |         | ->Taxable<-    |
|                                                                             |         | PRE/MBT        |
|                                                                             |         | 317,289        |
|                                                                             |         | 317,289        |
|                                                                             |         | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-048-00   | 2026 Est. T.C.V.    | MAXWELL ELIZABETH    |
| Property Class: 401 |                     | 5783 S MANITOU BLVD  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L256 P916 L373 P702/93 LOTS 48 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 154.00 | 1.1892 | 0.7714 | 7000 | 100   |                         | 321,058 |
| 50 Actual Front Feet, 0.18 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 321,058 |

Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: 4in Ren. Conc. | 8.33  | 400  | 50     | 1,666      |
| Wood Frame            | 27.11 | 153  | 97     | 4,024      |
| Wood Frame            | 38.55 | 48   | 50     | 925        |

Ad-Hoc Unit-In-Place Items

| Description                       | Rate  | Size | % Good | Cash Value |
|-----------------------------------|-------|------|--------|------------|
| /CI16/YARI/WOOF/5A                | 32.88 | 100  | 97     | 3,189      |
| Total Estimated Land Improvements |       |      |        | 9,804      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1080 SF Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,080  |          |            |
|         |          |            | Total: | 146,897  | 102,829    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 72 | 4,294 | 3,006 |
|---------------|----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 251 | 4,721 | 3,305 |
|--------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,115 |
|-------------------|---|-------|-------|

Carports

|              |     |       |       |
|--------------|-----|-------|-------|
| Comp.Shingle | 140 | 2,295 | 1,606 |
|--------------|-----|-------|-------|

Totals: 180,643 126,451

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 278,192

2026 Est. T.C.V. 006-790-048-00 = 609,054

Est. TCV/Total Floor Area = 563.94, Most recent sale 08/21/2020 for 390,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 234,400                 | 234,400 | 234,400   | 196,917        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 70,100  | 0         | 5,316          | 0      |

Parcel Number: 45-006-790-048-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 304,500       | 304,500 | 304,500 | 202,233 | 202,233     | 202,233 |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-790-049-00   | 2026 Est. T.C.V.    | LIVINGSTON ROY & CAROLYN |
| Property Class: 401 |                     | 5890 S LAKE ST           |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

LOT 49 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.  
 7/20/2017 SPLIT LOT 51 TO 790-051-00  
 FORMERLY LOTS 49 & 51 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

7/20/2017 ZONING BOARD OF APPEALS CASE 2017-03 APPROVAL FOR 5' VARIANCE ON  
 SETBACK TO SEPARATE PLATTED LOTS IN SUBDIVISION.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 55.00    | 191.00 | 1.1612 | 0.8140 | 7000 | 100   | RES USE                 | 363,920 |
| 55 Actual Front Feet, 0.24 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 363,920 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 34.51 | 190  | 50     | 3,278      |
| Wood Frame                | 35.72 | 64   | 50     | 1,143      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,921      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1956

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1310 SF Floor Area = 1310 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,310  |          |            |
|         |          |            | Total: | 179,064  | 116,391    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| Separate Shower    | 1 | 1,336 | 868   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 206,328 134,113

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 295,049

2026 Est. T.C.V. 006-790-049-00 = 664,890  
 Est. TCV/Total Floor Area = 507.55, Most recent sale 04/01/2016 for 271,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 255,100                 | 255,100 | 255,100   | 135,611        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 77,300  | 0         | 3,661          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 332,400                 | 332,400 | 332,400   | 139,272        | 139,272     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-050-00   | 2026 Est. T.C.V.    | GREGSON KATHERINE M  |
| Property Class: 401 |                     | 5769 S MANITOU BLVD  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L254 P574/85 LOTS 50 &amp; 52 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                          | 100.00   | 154.00 | 1.0000 | 0.7714 | 7000 | 100   |                         | 539,953 |
| 100 Actual Front Feet, 0.35 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 539,953 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size                                     | % Good | Cash Value |
|-----------------------------------------------------|----------|------------------------------------------|--------|------------|
| Fencing: Wd, Picket, 30-40                          | 15.40    | 50                                       | 0      | 0          |
| D/W/P: Asphalt Paving                               | 3.16     | 600                                      | 0      | 0          |
| Residential Local Cost Land Improvements            |          |                                          |        |            |
| Description                                         | Rate     | Size <td>% Good</td> <td>Cash Value</td> | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1                                        | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |                                          |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1706 SF Floor Area = 2442 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,472 |          |            |
| 1 Story   | Siding   | Crawl Space | 234   |          |            |
|           |          | Total:      |       | 274,469  | 192,088    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |
| 2 Fixture Bath     | 1 | 3,056 | 2,139 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 26,865 | 18,805 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 1   | 537    | 376    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,219 |
|----------------|---|-------|-------|

## Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 850 | 11,042 | 7,729 |
|--------------|-----|--------|-------|

Totals: 336,371 235,419

## Notes:

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 517,922

2026 Est. T.C.V. 006-790-050-00 = 1,060,375

Est. TCV/Total Floor Area = 434.22, Most recent sale 10/17/2017 for 400,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 408,100                 | 408,100 | 408,100   | 218,520        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |



Parcel Number: 45-006-790-050-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 122,100 | 0       | 0       | 5,900       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 530,200       | 530,200 | 530,200 | 224,420 | 224,420     | 224,420 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-790-051-00   | 2026 Est. T.C.V.    | THOMAS MICHAEL S & VIRGINIA A |
| Property Class: 401 |                     | 5882 S LAKE ST                |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

LOT 51 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.  
7/2017 SPLIT PLATTED LOT 51 FROM 790-049-00

7/20/2017 ZONING BOARD OF APPEALS CASE 2017-03 APPROVAL FOR 5' VARIANCE ON  
SETBACK TO SEPARATE PLATTED LOTS IN SUBDIVISION.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/        | 50.00    | 191.00      | 1.1892 | 0.8140 | 7000       | 100   |              | 338,814 |
| 50 Actual Front Feet, | 0.22     | Total Acres |        |        | Total Est. |       | Land Value = | 338,814 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| Fencing: Wd, Solid, 6 ft.         | 39.66 | 120  | 0                 | 0          |
| Wood Frame                        | 37.58 | 100  | 50                | 1,879      |
| Total Estimated Land Improvements |       |      | True Cash Value = | 1,879      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019

(11) Heating System: Forced Heat & Cool  
Ground Area = 677 SF Floor Area = 1016 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 677    |          |            |
|           |          |             | Total: | 158,097  | 151,773    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,051 |
| 3 Fixture Bath     | 1 | 6,716 | 6,447 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,319 |
| Water Well, 100 Feet | 1 | 6,514 | 6,253 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 39 | 3,521 | 3,380 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 426 | 7,080 | 6,797 |
| Treated Wood | 286 | 5,457 | 5,239 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,817 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,223 |
|-------------------|---|-------|-------|

Totals: 203,437 195,299

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 429,658

2026 Est. T.C.V. 006-790-051-00 = 770,351

Est. TCV/Total Floor Area = 758.22, Most recent sale 10/12/2017 for 170,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 301,900                 | 301,900 | 301,900 | 230,353      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 83,300  | 0       | 0            | 6,219          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 385,200                 | 385,200 | 385,200 | 236,572      | 236,572        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-053-00   | 2026 Est. T.C.V.    | BRANKA TRUST         |
| Property Class: 402 |                     | S LAKE ST            |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L293 P708/88 L581 P262/01 L915 P430&431/06 LOTS 53 & 55 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 100.00   | 191.00      | 1.0000 | 0.8140 | 7000       | 100   |              | 569,815 |
| 100 Actual Front Feet, | 0.44     | Total Acres |        |        | Total Est. |       | Land Value = | 569,815 |

2026 Est. T.C.V. 006-790-053-00 = 569,815

Est. TCV/Total Floor Area = 560.84

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 203,500                 | 203,500 | 203,500   | 51,356         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 81,400  | 0         | 1,386          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 284,900                 | 284,900 | 284,900   | 52,742         | 52,742      | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-790-054-00   | 2026 Est. T.C.V.    | WILLIAMS KARA L TRUST |
| Property Class: 401 |                     | 5755 S MANITOU BLVD   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

DC L419 P718 L426 P860 L426 P863/96 L492 P653/98 LOTS 54 & 56 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/         | 100.00   | 154.00      | 1.0000 | 0.7714 | 7000       | 100          |        | 539,953 |
| 100 Actual Front Feet, | 0.35     | Total Acres |        |        | Total Est. | Land Value = |        | 539,953 |

#### Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good       | Cash Value |
|------------------------------------------|----------|------|--------------|------------|
| Fencing: Wd, Solid, 6 ft.                | 34.51    | 61   | 0            | 0          |
| D/W/P: Crushed Rock                      | 2.31     | 500  | 0            | 0          |
| Residential Local Cost Land Improvements |          |      |              |            |
| Description                              | Rate     | Size | % Good       | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100          | 2,500      |
| Total Estimated Land Improvements        |          | True | Cash Value = | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1948

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 912 SF Floor Area = 912 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 912    |          |            |
|         |          |             | Total: | 130,280  | 84,682     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,451 | 943 |
|--------------------|---|-------|-----|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| CCP (1 Story) | 32 | 1,125 | 731 |
|---------------|----|-------|-----|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,905 | 14,238 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,470 |
|------------------|---|-------|-------|

Totals: 171,850 111,703

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 245,747

2026 Est. T.C.V. 006-790-054-00 = 788,200

Est. TCV/Total Floor Area = 864.25, Most recent sale 09/15/2025 for 927,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 301,400                 | 301,400 | 301,400   | 98,890         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 92,700  | 0         | 295,210        | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 394,100 | 394,100 | 394,100 | 101,560 | 394,100 | 0 |
|---------|---------|---------|---------|---------|---|

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-790-057-00   | 2026 Est. T.C.V.    | SCHEER R THOMAS TRUST |
| Property Class: 401 |                     | 5838 S LAKE ST        |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L344 P928-929 L410 P485/95 L433 P982/96 LOTS 57 & 59 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/         | 100.00   | 191.00      | 1.0000 | 0.8140 | 7000       | 100          |        | 569,815 |
| 100 Actual Front Feet, | 0.44     | Total Acres |        |        | Total Est. | Land Value = |        | 569,815 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 25.54 | 190  | 50     | 2,426      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,926      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = 1308 SF Floor Area = 1570 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 785  |          |            |
| 1.5 Story | Siding   | Basement    | 523  |          |            |
|           |          | Total:      |      | 233,577  | 151,837    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 511 | 9,254 | 6,015 |
| CCP (1 Story) | 31  | 1,095 | 712   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 2,593 | 1,685 |
|----------------|---|-------|-------|

Totals: 265,933 172,869

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 380,312

2026 Est. T.C.V. 006-790-057-00 = 954,053

Est. TCV/Total Floor Area = 607.68, Most recent sale 09/16/1995 for 160,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 361,400       | 361,400    | 361,400 | 139,422      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 115,600    | 0       | 0            | 3,764          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 477,000       | 477,000    | 477,000 | 143,186      | 143,186        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-058-00   | 2026 Est. T.C.V.    | GRACE AMAZING LLC    |
| Property Class: 401 |                     | 5733 S MANITOU BLVD  |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L316 P847 L321 P754 L476 P306/98 L627 P832&833/02 LOT 58 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 154.00 | 1.1892 | 0.7714 | 7000 | 100   |                         | 321,058 |
| 50 Actual Front Feet, 0.18 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 321,058 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 30.07    | 96   | 50     | 1,443      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,943      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1308 SF Floor Area = 2858 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,308 |          |            |
| 1 Story | Siding   | Overhang    | 242   |          |            |
|         |          | Total:      |       | 351,844  | 299,052    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,233  |
| 3 Fixture Bath     | 3 | 13,700 | 11,645 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 146 | 6,928 | 5,889 |
|---------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 19,413 | 16,501 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,855 |
| Door Opener         | 1   | 537    | 456    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,569 |
|-------------------|---|-------|-------|

##### Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 12 | 548 | 466 |
|--------------|----|-----|-----|

Totals: 408,657 347,343

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 764,155

2026 Est. T.C.V. 006-790-058-00 = 1,094,156

Est. TCV/Total Floor Area = 382.84, Most recent sale 07/09/2019 for 600,000

2025 Assessed MBOR S.E.V. Base for Cap IRM



Parcel Number: 45-006-790-058-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 435,300  | 435,300        | 435,300 | 346,352   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 111,800        | 0       | 0         | 9,351          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 547,100  | 547,100        | 547,100 | 355,703   | 355,703        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-790-060-00   | 2026 Est. T.C.V.    | VAN HEEL KENNETH J TRUST |
| Property Class: 401 |                     | 5727 S MANITOU BLVD      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L451 P587/97 L837 P204/04 L926 P708/06 L945 P529&548/07 LOT 60 PLAT OF SLEEPNG  
BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|-----------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/        | 50.00    | 154.00      | 1.1892 | 0.7714 | 7000       | 100          |        | 321,058 |
| 50 Actual Front Feet, | 0.18     | Total Acres |        |        | Total Est. | Land Value = |        | 321,058 |

#### Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 35.72 | 64   | 50     | 1,143      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,643      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 768 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior  | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|-----------|-------------|--------|----------|------------|
| 1.5 Story | Pine Logs | Crawl Space | 768    |          |            |
|           |           |             | Total: | 158,038  | 126,432    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 176 | 15,018 | 12,014 |
|----------------|-----|--------|--------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 150 | 3,365 | 2,692 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 195,835 156,671

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 344,676

2026 Est. T.C.V. 006-790-060-00 = 668,377

Est. TCV/Total Floor Area = 580.19, Most recent sale 12/23/2019 for 0

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 260,000                 | 260,000 | 260,000 | 206,250      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 74,200  | 0       | 0            | 5,568          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 334,200                 | 334,200 | 334,200 | 211,818      | 211,818        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-061-00   | 2026 Est. T.C.V.    | LEVINE/DAY TRUST     |
| Property Class: 401 |                     | 5822 S LAKE ST       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P467 L312 P983 L351 P204/92 LOTS 61 & 63 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/         | 100.00   | 191.00      | 1.0000 | 0.8140 | 7000       | 100          |        | 569,815 |
| 100 Actual Front Feet, | 0.44     | Total Acres |        |        | Total Est. | Land Value = |        | 569,815 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1044 SF Floor Area = 1305 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,044  |          |            |
|            |          |             | Total: | 179,468  | 116,651    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WGEP (1 Story) | 144 | 13,153 | 8,549 |
|----------------|-----|--------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 313 | 5,459 | 3,548 |
| Treated Wood | 20  | 913   | 593   |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,060 |
|----------------|---|-------|-------|

Totals: 221,577 144,021

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 316,846

2026 Est. T.C.V. 006-790-061-00 = 891,661

Est. TCV/Total Floor Area = 683.27, Most recent sale 10/14/1992 for 55,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 336,800                 | 336,800 | 336,800   | 134,067        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 109,000 | 0         | 3,619          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 445,800                 | 445,800 | 445,800   | 137,686        | 137,686     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-790-062-00   | 2026 Est. T.C.V.    | ROZE EVAN T & JANNA M |
| Property Class: 401 |                     | 5715 S MANITOU BLVD   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

2020001132 L263 P366 L462 P450 L528 P94/99 L658 P289/02 DC L844 P719/05 L844  
P726/05 L912 P161/06 2002 SPLIT/REMAINDER FROM 006-790-062-00 LOT 62 PLAT OF  
SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 154.00 | 1.1892 | 0.7714 | 7000 | 100   | LOT 62                  | 321,058 |
| 50 Actual Front Feet, 0.18 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 321,058 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Electric Baseboard  
Ground Area = 630 SF Floor Area = 630 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 630    |          |            |
|         |          |             | Total: | 97,030   | 77,630     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 309 | 5,411 | 4,329 |
| Treated Wood | 96  | 2,461 | 1,969 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 2,042 |
|------------|---|-------|-------|

Totals: 125,357 100,294

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 220,647

2026 Est. T.C.V. 006-790-062-00 = 544,205

Est. TCV/Total Floor Area = 863.82, Most recent sale 03/18/2025 for 650,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 208,100       | 208,100        | 208,100 | 177,321      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 64,000         | 0       | 0            | 94,779         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 272,100       | 272,100        | 272,100 | 182,108      | 272,100        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-790-064-00   | 2026 Est. T.C.V.    | WILSON ERIC S & CAROL L |
| Property Class: 401 |                     | 5713 S MANITOU BLVD     |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

2020001132 L675 P892/02 2002 SPLIT FROM 790-062-00 LOT 64 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/        | 50.00    | 154.00      | 1.1892 | 0.7714 | 7000       | 100   |              | 321,058 |
| 50 Actual Front Feet, | 0.18     | Total Acres |        |        | Total Est. |       | Land Value = | 321,058 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 787 SF Floor Area = 973 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 744  |          |            |
| 1 Story    | Siding   | Crawl Space | 43   |          |            |
|            |          | Total:      |      | 144,962  | 101,480    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
|--------------------|---|-------|-------|

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| WSEP (1 Story) | 64 | 4,653 | 3,257 |
| WCP (1 Story)  | 84 | 4,706 | 3,294 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 162 | 3,543 | 2,480 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 178,049 | 124,641 |
|---------|---------|---------|

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 274,210

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-790-064-00 | = | 596,768 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 613.33

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 228,600                 | 228,600 | 228,600   | 89,313         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 69,800  | 0         | 2,411          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 298,400                 | 298,400 | 298,400   | 91,724         | 91,724      | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-790-065-00   | 2026 Est. T.C.V.    | HOCKING PATRICIA & BICHLER BETH ANN |
| Property Class: 401 |                     | 5800 S LAKE ST                      |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L175 P614/74 L263 P366 L462 P452/98 L307 P510-515/90 LOTS 65 & 67 PLAT OF  
SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/         | 100.00   | 191.00      | 1.0000 | 0.8140 | 7000       | 100          |        | 569,815 |
| 100 Actual Front Feet, | 0.44     | Total Acres |        |        | Total Est. | Land Value = |        | 569,815 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 770 SF Floor Area = 1540 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 770    |          |            |
|         |          |             | Total: | 171,739  | 111,631    |

#### Other Additions/Adjustments

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 108 | 7,747 | 5,036 |
|----------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
| Dishwasher       | 1 | 631   | 410   |
| Garbage Disposal | 1 | 215   | 140   |

Totals: 192,261 124,970

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 274,934

2026 Est. T.C.V. 006-790-065-00 = 849,749

Est. TCV/Total Floor Area = 551.79, Most recent sale 03/05/2009 for 55,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 319,600                 | 319,600 | 319,600   | 94,302         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 105,300 | 0         | 2,546          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 424,900                 | 424,900 | 424,900   | 96,848         | 96,848      | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-790-066-00   | 2026 Est. T.C.V.    | KALTHOFF JOHN W & REBECCA L |
| Property Class: 401 |                     | 5697 S MANITOU BLVD         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L328 P981/91 L566 P905 L566 P906/01 LOT 66 PLAT OF SLEEPING BEAR BEACH SEC 22  
T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 50.00    | 154.00 | 1.1892 | 0.7714 | 7000 | 100   |                         | 321,058 |
| 50 Actual Front Feet, 0.18 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 321,058 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool  
Ground Area = 860 SF Floor Area = 1720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 860    |          |            |
|         |          |             | Total: | 272,345  | 228,770    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,794 |
| 3 Fixture Bath     | 1 | 6,716 | 5,641 |

##### Water/Sewer

|                      |   |        |       |
|----------------------|---|--------|-------|
| 2000 Gal Septic      | 1 | 10,880 | 9,139 |
| Water Well, 100 Feet | 1 | 6,514  | 5,472 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 192 | 10,921 | 9,174 |
| WPP           | 192 | 6,052  | 5,084 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,340 |
|------------------|---|-------|-------|

##### Deck

|           |     |       |       |
|-----------|-----|-------|-------|
| Composite | 124 | 3,287 | 2,761 |
|-----------|-----|-------|-------|

Totals: 322,827 271,175

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 596,585

|                                                                             |                |             |
|-----------------------------------------------------------------------------|----------------|-------------|
| 2026 Est. T.C.V. 006-790-066-00                                             | =              | 920,143     |
| Est. TCV/Total Floor Area = 534.97, Most recent sale 09/12/2019 for 475,000 |                |             |
| 2025 Assessed                                                               | MBOR           | S.E.V.      |
| 362,700                                                                     | 362,700        | 362,700     |
| 2026 New                                                                    | Eq. Adjustment | Loss        |
| 0                                                                           | 97,400         | 0           |
| 2026 Assessed                                                               | MBOR           | S.E.V.      |
| 460,100                                                                     | 460,100        | 460,100     |
|                                                                             | Capped         | ->Taxable<- |
|                                                                             | 292,242        | 292,242     |
|                                                                             |                | PRE/MBT     |
|                                                                             |                | 0           |

45-006-790-068-00  
Property Class: 401  
Map #: 33

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

DEKORNE MARK A & HEIDI A  
5685 S MANITOU BLVD  
GLEN ARBOR, MI 49636

L283 P599 L377 P159-160/93 LOTS 68 & 70 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N  
R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                          | 100.00   | 154.00 | 1.0000 | 0.7714 | 7000 | 100   |                         | 539,953 |
| 100 Actual Front Feet, 0.35 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 539,953 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1358 SF Floor Area = 2030 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories  | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|----------|----------|-------------|------|----------|------------|
| 1 Story  | Siding   | Basement    | 686  |          |            |
| Bi-Level | Siding   | Bi-Lev.100% | 672  |          |            |
| Total:   |          |             |      | 260,090  | 169,043    |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 686 | 13,267 | 8,624 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

#### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 3,108 |
| Water Well, 50 Feet | 1 | 3,410 | 2,216 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 264 | 13,453 | 8,744 |
|----------------|-----|--------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 194 | 3,985 | 2,590 |
| Treated Wood | 424 | 6,661 | 4,330 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 28,526 | 18,542 |
| Storage Over Garage | 192 | 2,592  | 1,685  |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 2   | 1,075  | 699    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 3,596 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,322 |
|------------------|---|-------|-------|

#### Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 48 | 3,304 | 2,148 |
|------------|----|-------|-------|

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|



Totals: 356,706 231,844

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 510,057

2026 Est. T.C.V. 006-790-068-00 = 1,052,510

Est. TCV/Total Floor Area = 518.48, Most recent sale 02/28/2018 for 475,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 405,700                 | 405,700 | 405,700   | 269,675        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 120,600 | 0         | 7,281          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 526,300                 | 526,300 | 526,300   | 276,956        | 276,956     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-069-00   | 2026 Est. T.C.V.    | EVANS MARIANNE       |
| Property Class: 401 |                     | 5784 S LAKE ST       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1109P51 Lot 69, Sleeping Bear Beach, according to the plat thereof, as recorded in Liber 2 of Plats, page 7.

L280 P670 L428 P502/96 L428 P508-512/96 L455 P884/97 LOT 69 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description           | Frontage | Depth       | Front  | Depth  | Rate                    | %Adj. | Reason      | Value   |
|-----------------------|----------|-------------|--------|--------|-------------------------|-------|-------------|---------|
| A 100' @ 7000/        | 50.00    | 191.00      | 1.1892 | 0.8140 | 7000                    | 100   | PROGRESSION | 338,814 |
| 50 Actual Front Feet, | 0.22     | Total Acres |        |        | Total Est. Land Value = |       |             | 338,814 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 26.81    | 160  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1089 SF Floor Area = 1798 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|------------|----------|-------------|------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 946  |          |            |
| 1 Story    | Siding   | Crawl Space | 143  |          |            |
| Total:     |          |             |      | 250,525  | 200,407    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| Separate Shower    | 1 | 1,336 | 1,069 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 332 | 6,046 | 4,837 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 306 | 5,376 | 4,301 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 260 | 17,282 | 13,826 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,112 |
| Door Opener         | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 297,877 238,292

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 524,242

Parcel Number: 45-006-790-069-00

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2026 Est. T.C.V. 006-790-069-00 = 868,056  
 Est. TCV/Total Floor Area = 482.79, Most recent sale 12/30/2011 for 385,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 338,600       | 338,600 | 338,600 | 242,168      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 95,400         | 0    | 0         | 6,538          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 434,000       | 434,000 | 434,000 | 248,706 | 248,706     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-790-071-00   | 2026 Est. T.C.V.    | AMBER BENJAMIN       |
| Property Class: 401 |                     | 5770 S LAKE ST       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L455 P883/97 LOT 71 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

|                                        |          | * Factors * |        | WALK ALLY NORTH OF |            |                                 |
|----------------------------------------|----------|-------------|--------|--------------------|------------|---------------------------------|
| Description                            | Frontage | Depth       | Front  | Depth              | Rate %Adj. | Reason Value                    |
| A 100' @ 7000/                         | 50.00    | 191.00      | 1.1892 | 0.8140             | 7000 100   | 338,814                         |
| 50 Actual Front Feet, 0.22 Total Acres |          |             |        |                    |            | Total Est. Land Value = 338,814 |

## Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1057 SF Floor Area = 1586 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 1,057  |          |            |
|           |          |            | Total: | 215,403  | 193,870    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 54 | 3,521 | 3,169 |
| WCP (1 Story) | 28 | 2,292 | 2,063 |

## Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 10 | 457 | 411 |
|--------------|----|-----|-----|

|         |         |         |
|---------|---------|---------|
| Totals: | 238,320 | 214,495 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 471,889

2026 Est. T.C.V. 006-790-071-00 = 812,203

Est. TCV/Total Floor Area = 512.11, Most recent sale 10/10/1997 for 48,750

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 315,500       | 315,500    | 315,500 | 193,485      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 90,600     | 0       | 0            | 5,224          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 406,100       | 406,100    | 406,100 | 198,709      | 198,709        | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-790-072-00   | 2026 Est. T.C.V.    | WINOGRAD LESLEY J & SHELLEY L TRUST |
| Property Class: 401 |                     | 5667 S MANITOU BLVD                 |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L199 P180 DC L463 P351 LOTS 72 73 & 74 EXC S 100 FT THEREOF PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

|                                         |          | * Factors * |        | PART OF 3 LOTS |            |                                   |
|-----------------------------------------|----------|-------------|--------|----------------|------------|-----------------------------------|
| Description                             | Frontage | Depth       | Front  | Depth          | Rate %Adj. | Reason Value                      |
| LK MI "A" 21000                         | 100.00   | 230.00      | 0.8886 | 0.8320         | 21000 100  | 1,552,514                         |
| LK MI "A" 21000                         | 53.99    | 230.00      | 0.8886 | 0.8320         | 21000 50   | SURPLUS: PART OF LOT 419,101      |
| 154 Actual Front Feet, 0.81 Total Acres |          |             |        |                |            | Total Est. Land Value = 1,971,616 |

Land Improvement Cost Estimates

| Description                                         | Rate  | Size % Good | Cash Value |
|-----------------------------------------------------|-------|-------------|------------|
| Metal Prefab                                        | 17.44 | 149 50      | 1,299      |
| Total Estimated Land Improvements True Cash Value = |       |             | 1,299      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 1240 SF Floor Area = 1708 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 936    |          |            |
| 1 Story   | Siding   | Crawl Space | 304    |          |            |
|           |          |             | Total: | 240,394  | 168,288    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 556 | 10,052 | 7,036 |
|-----|-----|--------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 256 | 4,785 | 3,349 |
|--------------|-----|-------|-------|

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 60 | 2,673 | 1,871 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 576 | 24,382 | 17,067 |
| Door Opener | 1   | 537    | 376    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 2 Story | 1 | 8,025 | 5,617 |
| Wood Stove       | 1 | 2,552 | 1,786 |

Totals: 312,814 218,980

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 591,246

2026 Est. T.C.V. 006-790-072-00 = 2,564,161  
 Est. TCV/Total Floor Area = 1501.27, Most recent sale 08/27/2010 for 1,500,000

Parcel Number: 45-006-790-072-00

Page: 2

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,223,200     | 1,223,200      | 1,223,200 | 895,052      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 58,900         | 0         | 0            | 24,166         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,282,100     | 1,282,100      | 1,282,100 | 919,218      | 919,218        | 919,218 |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-790-072-50   | 2026 Est. T.C.V.    | MYERS JOHN C & TERESA L |
| Property Class: 401 |                     | 5671 S MANITOU BLVD     |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L348 P19 L528 P246/99 S 100 FT LOTS 72 73 & 74 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 100.00   | 157.00      | 1.0000 | 0.7751 | 7000       | 100   |              | 542,564 |
| 100 Actual Front Feet, | 0.36     | Total Acres |        |        | Total Est. |       | Land Value = | 542,564 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1992

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1872 SF Floor Area = 2488 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,232 |          |            |
| 1 Story   | Siding   | Crawl Space | 640   |          |            |
|           |          | Total:      |       | 268,845  | 174,750    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 786   |
| 3 Fixture Bath     | 2 | 7,589 | 4,933 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 2,907 |
| Water Well, 100 Feet | 1 | 5,522 | 3,589 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 428 | 6,548 | 4,256 |
|--------------|-----|-------|-------|

##### Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 21,865 | 14,212 |
| Common Wall: 1 Wall | 1   | -2,469 | -1,605 |
| Door Opener         | 1   | 477    | 310    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,257 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Wood Stove        | 1 | 2,149 | 1,397 |
| Direct-Vented Gas | 1 | 2,149 | 1,397 |

##### Porches

|     |    |     |     |
|-----|----|-----|-----|
| WPP | 20 | 668 | 434 |
|-----|----|-----|-----|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 320,960 208,624

Notes: 2021 ADDITION

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 458,973

Parcel Number: 45-006-790-072-50

Page: 2

2026 Est. T.C.V. 006-790-072-50

= 1,004,037

Est. TCV/Total Floor Area = 403.55

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 385,100       | 385,100        | 385,100 | 241,331      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 116,900        | 0       | 0            | 6,515          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 502,000       | 502,000        | 502,000 | 247,846      | 247,846        | 247,846 |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-790-075-00   | 2026 Est. T.C.V.    | YOUNG-MILLER BARBARA K |
| Property Class: 401 |                     | 5766 S LAKE ST         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L175 P724/74 L596 P720/01 L601 P603/01 L760 P801&820/03 LOT 75 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| A 100' @ 7000/                         | 38.00    | 191.00 | 1.2737 | 0.8140 | 7000 | 100   |                         | 275,786 |
| 38 Actual Front Feet, 0.17 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 275,786 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1992

(11) Heating System: Forced Heat & Cool  
 Ground Area = 648 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 648    |          |            |
|         |          |             | Total: | 177,928  | 151,239    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 166 | 7,618 | 6,475 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 130 | 3,068 | 2,608 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Totals: 208,028 176,824

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 389,013

2026 Est. T.C.V. 006-790-075-00 = 667,299

Est. TCV/Total Floor Area = 514.89, Most recent sale 08/29/2014 for 340,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 261,200                 | 261,200 | 261,200 | 187,946      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 72,400  | 0       | 0            | 5,074          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 333,600                 | 333,600 | 333,600 | 193,020      | 193,020        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-795-001-00   | 2026 Est. T.C.V.    | ROBINSON PATRICIA G TRUST |
| Property Class: 407 |                     | 1 SOUTH BEACH             |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L271 P277 L323 P14/91 UNIT 1 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >4000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1771 SF Floor Area = 4588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 1,771  |          |            |
| 1 Story   | Siding   | Overhang   | 160    |          |            |
|           |          |            | Total: | 563,377  | 461,962    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,752  |
| 3 Fixture Bath     | 2 | 13,432 | 11,014 |
| 2 Fixture Bath     | 1 | 4,500  | 3,690  |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,991 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,569 |
| Public Sewer | 1 | 1,914 | 1,569 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,260 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,966 |
|------------------|---|-------|-------|

##### Lump Sum Items

|                      |  |        |       |
|----------------------|--|--------|-------|
| END UNIT FOUR LEVELS |  | 10,000 | 8,200 |
|----------------------|--|--------|-------|

Totals: 612,172 501,973

Notes: 10/15/15 THIS UNIT WITH LADDER ACCESS LOFT APPROX 160SQFT, (BUILT INTO COMMON AREA ATTIC, AMENDEI

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,556,116

2026 Est. T.C.V. 006-795-001-00 = 2,016,116

Est. TCV/Total Floor Area = 439.43, Most recent sale 10/10/2014 for 1,300,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 952,000       | 952,000    | 952,000 | 724,415      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 56,100     | 0       | 0            | 19,559         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |

|           |           |           |         |         |   |
|-----------|-----------|-----------|---------|---------|---|
| 1,008,100 | 1,008,100 | 1,008,100 | 743,974 | 743,974 | 0 |
|-----------|-----------|-----------|---------|---------|---|

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-795-002-00   | 2026 Est. T.C.V.    | BUCHANAN JOAN B TRUST |
| Property Class: 407 |                     | 2 SOUTH BEACH         |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L245 P559 L280 P397 L337 P791 L531 P114 UNIT 2 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1076 SF Floor Area = 2152 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,076  |          |            |
|         |          |            | Total: | 305,897  | 229,421    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 340,192 | 255,141 |
|---------|---------|---------|

Notes: UNIT TYPE C 2S LEVELS:B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 790,937

2026 Est. T.C.V. 006-795-002-00 = 1,250,937

Est. TCV/Total Floor Area = 581.29, Most recent sale 03/06/1992 for 313,963

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 597,200       | 597,200        | 597,200 | 267,120      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,300         | 0       | 0            | 7,212          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 625,500       | 625,500        | 625,500 | 274,332      | 274,332        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-003-00   | 2026 Est. T.C.V.    | JOHNSON MARK & MARILYN TRUST |
| Property Class: 407 |                     | 3 SOUTH BEACH                |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L311 P97 L327 P424 L380 P117-118/94 L558 P461 L831 P95/04 UNIT 3 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.

2010 ROLL - COMBINED INTEREST 003-01

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

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| SOUTH BEAC <1100 SF 280K |          |       | 1 Units     | 280000 | 0.00000 | 100   |                         | 280,000 |
|                          |          | 0.00  | Total Acres |        |         |       | Total Est. Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1073 SF Floor Area = 1073 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,073  |          |            |
|         |          |            | Total: | 179,740  | 143,792    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 207,319 165,855

Notes: 1 STRY D 2ND LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 514,151

2026 Est. T.C.V. 006-795-003-00 = 794,151

Est. TCV/Total Floor Area = 740.12, Most recent sale 07/08/2024 for 795,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 396,600       | 396,600    | 396,600 | 396,600      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 500        | 0       | 0            | 500            | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 397,100       | 397,100    | 397,100 | 407,308      | 397,100        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-795-004-00   | 2026 Est. T.C.V.    | STAUB GARY W & SUSAN K |
| Property Class: 407 |                     | 4 SOUTH BEACH          |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L245 P632 L315 P118&119 L318 P647/90 L766 P616/03 UNIT 4 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 984 SF Floor Area = 1476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
| Security System  | 1 | 9,772 | 7,329 |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 256,687 | 192,512 |
|---------|---------|---------|

Notes: 2 STRY LEVELS 3 & PENTHOUSE

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 596,787

2026 Est. T.C.V. 006-795-004-00 = 1,056,787

Est. TCV/Total Floor Area = 715.98, Most recent sale 09/24/2003 for 825,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 506,900       | 506,900    | 506,900 | 348,257      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,500     | 0       | 0            | 9,402          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 528,400       | 528,400    | 528,400 | 357,659      | 357,659        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-795-005-00   | 2026 Est. T.C.V.    | MCPHERSON ROBERT D & MARY ANN |
| Property Class: 407 |                     | 5 SOUTH BEACH                 |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L245 P565 L281 P303/87 UNIT 5 SOUTH BEACH CONDOMINIUM REC ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1072 SF Floor Area = 2144 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,072  |          |            |
|         |          |            | Total: | 304,977  | 228,730    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 339,272 | 254,450 |
|---------|---------|---------|

Notes: UNIT TYPE C LEVELS B&1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 788,796 |
|-----------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-795-005-00 | = | 1,248,796 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 582.46, Most recent sale 10/02/1987 for 1

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 596,100       | 596,100        | 596,100 | 267,120      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,300         | 0       | 0            | 7,212          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 624,400       | 624,400        | 624,400 | 274,332      | 274,332        | 0       |

45-006-795-006-00 2026 Est. T.C.V. MUZZIN CHRISTOPHER& ADAMS CHRISTINE  
 Property Class: 407 6 SOUTH BEACH  
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

L348 P797/92 L610 P384/01 L612 P114/01 UNIT 6 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description                              | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| SOUTH BEAC                               | <1100 SF | 280K  | 1 Units | 280000 | 0.00000 | 100   |        | 280,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |         |        |         |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1075 SF Floor Area = 1075 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,075  |          |            |
|         |          |            | Total: | 180,013  | 135,011    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

Totals: 207,592 155,694

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,651

2026 Est. T.C.V. 006-795-006-00 = 762,651

Est. TCV/Total Floor Area = 709.44, Most recent sale 08/15/2022 for 500,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 382,000       | 382,000        | 382,000 | 277,674      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -700           | 0       | 0            | 7,497          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,300       | 381,300        | 381,300 | 285,171      | 285,171        | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-007-00   | 2026 Est. T.C.V.    | THE NVR TRUST        |
| Property Class: 407 |                     | 7 SOUTH BEACH        |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L279 P368 L305 P91-92 L413 P74/95 L751 P307/03 UNIT 7 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

|             |          |       |             |        |            |              |        |         |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 984 SF Floor Area = 1476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

|           |          |            |        |          |            |
|-----------|----------|------------|--------|----------|------------|
| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.5 STORY UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-007-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 07/31/2024 for 1,050,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 497,600      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 13,435         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 511,035      | 511,035        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-008-00   | 2026 Est. T.C.V.    | MCNIER LINDA K TRUST |
| Property Class: 407 |                     | 8 SOUTH BEACH        |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L246 P626/84 UNIT 8 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 1269 SF Floor Area = 2538 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,269  |          |            |
|         |          |            | Total: | 366,819  | 275,114    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 401,114 | 300,834 |
|---------|---------|---------|

Notes: 2 STRY END LEVELS B & 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 932,585

2026 Est. T.C.V. 006-795-008-00 = 1,392,585

Est. TCV/Total Floor Area = 548.69, Most recent sale 10/04/2013 for 670,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 663,300       | 663,300        | 663,300 | 451,476      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,000         | 0       | 0            | 12,189         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 696,300       | 696,300        | 696,300 | 463,665      | 463,665        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-795-009-00   | 2026 Est. T.C.V.    | LAUINGER PAUL M & MARGARET |
| Property Class: 407 |                     | 9 SOUTH BEACH              |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L249 P860 L453 P977 L525 P426 L530 P626 UNIT 9 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1233 SF Floor Area = 2466 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,233  |          |            |
|         |          |            | Total: | 343,415  | 274,732    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 377,710 | 302,168 |
|---------|---------|---------|

Notes: 2STRY END UPPER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 936,720

2026 Est. T.C.V. 006-795-009-00 = 1,396,720

Est. TCV/Total Floor Area = 566.39, Most recent sale 08/31/2018 for 800,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 664,300       | 664,300        | 664,300 | 468,969      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 34,100         | 0       | 0            | 12,662         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 698,400       | 698,400        | 698,400 | 481,631      | 481,631        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-795-010-00   | 2026 Est. T.C.V.    | FISCHHOFF DAVID TRUST & |
| Property Class: 407 |                     | 10 SOUTH BEACH          |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L246 P851 L347 P438 L401 P153 UNREC DC L736 P50/03 L893 P29/06 UNIT 10 SOUTH BEACH CONDOMINIUM REC IN L243 P1-74 AND AMENDMENTS THERETO, AND AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 5, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

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

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1446 SF Floor Area = 2892 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,446  |          |            |
|         |          |            | Total: | 393,399  | 314,719    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 200 | 4,336 | 3,469 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
| Security System  | 1 | 9,772 | 7,818 |

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

##### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| SOUTH END UNIT |  | 10,000 | 8,000 |
|----------------|--|--------|-------|

Totals: 449,374 359,500

Notes: 2 STRY END LOWER.

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,114,449

2026 Est. T.C.V. 006-795-010-00 = 1,574,449

Est. TCV/Total Floor Area = 544.42, Most recent sale 09/19/2016 for 920,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 745,300       | 745,300    | 745,300 | 539,537      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 41,900     | 0       | 0            | 14,567         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 787,200       | 787,200    | 787,200 | 554,104      | 554,104        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-795-011-00   | 2026 Est. T.C.V.    | BURSTEIN PAUL D & SHARON L |
| Property Class: 407 |                     | 11 SOUTH BEACH             |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L248 P919/84 L597 P898/01 UNIT 11 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1445 SF Floor Area = 2890 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,445  |          |            |
|         |          |            | Total: | 393,177  | 314,542    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 8,000 |
|----------------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 437,472 | 349,978 |
|---------|---------|---------|

Notes: 2STRY END UPPER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,084,932

2026 Est. T.C.V. 006-795-011-00 = 1,544,932

Est. TCV/Total Floor Area = 534.58, Most recent sale 09/12/2014 for 835,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 732,800       | 732,800    | 732,800 | 490,374      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 39,700     | 0       | 0            | 13,240         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 772,500       | 772,500    | 772,500 | 503,614      | 503,614        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-012-00   | 2026 Est. T.C.V.    | COLE-MISCH SARA A    |
| Property Class: 407 |                     | 12 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L247 P604 L260 P83 L444 P135 L455 P997 UNIT 12 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1076 SF Floor Area = 2152 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,076  |          |            |
|         |          |            | Total: | 305,897  | 229,421    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 340,192 | 255,141 |
|---------|---------|---------|

Notes: UNIT TYPE C 2STRY LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 790,937

2026 Est. T.C.V. 006-795-012-00 = 1,250,937

Est. TCV/Total Floor Area = 581.29

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 597,200       | 597,200        | 597,200 | 267,120      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 28,300         | 0       | 0            | 7,212          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 625,500       | 625,500        | 625,500 | 274,332      | 274,332        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-013-00   | 2026 Est. T.C.V.    | WASKIN LYNNE F TRUST |
| Property Class: 407 |                     | 13 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L246 P676 L364 P870-871 L411 P121-122/95UNIT 13 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1073 SF Floor Area = 1073 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,073  |          |            |
|         |          |            | Total: | 179,740  | 134,805    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,319 | 155,488 |
|---------|---------|---------|

Notes: 1 STRY D MID 2ND LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,014

2026 Est. T.C.V. 006-795-013-00 = 762,014

Est. TCV/Total Floor Area = 710.17, Most recent sale 09/02/1995 for 227,500

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 381,700       | 381,700        | 381,700 | 193,072      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -700           | 0       | 0            | 5,212          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,000       | 381,000        | 381,000 | 198,284      | 198,284        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-795-014-00   | 2026 Est. T.C.V.    | ZMYSLOWSKI DAVID J TRUST |
| Property Class: 407 |                     | 14 SOUTH BEACH           |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L246 P858/84 L330 P163-164/91 UNIT 14 SOUTH BEACH CONDOMINIUM REC IN L243 P1-74 AND AMENDMENTS THERETO, AS AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. S, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

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

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1           | Units | 460000.00               | 000   | 100    | 460,000 |
|             |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 161,590    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,623  |
| 3 Fixture Bath     | 2 | 13,432 | 10,208 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,845 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,455 |
| Public Sewer | 1 | 1,914 | 1,455 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,022 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,456 |
|------------------|---|-------|-------|

Totals: 246,915 187,654

Notes: 1.5S UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 581,729

2026 Est. T.C.V. 006-795-014-00 = 1,041,729

Est. TCV/Total Floor Area = 705.78, Most recent sale 05/12/2016 for 615,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 501,200                 | 501,200 | 501,200   | 343,257        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 19,700  | 0         | 9,267          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 520,900                 | 520,900 | 520,900   | 352,524        | 352,524     | 0       |  |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-795-015-00   | 2026 Est. T.C.V.    | CAHILL KELLY C & MARY L |
| Property Class: 407 |                     | 15 SOUTH BEACH          |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L253 P787 L348 P157-158/92 UNIT 15 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. 9 SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1081 SF Floor Area = 2162 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,081  |          |            |
|         |          |            | Total: | 307,060  | 245,649    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 341,355 | 273,085 |
|---------|---------|---------|

Notes: UNIT TYPE C 2STRY LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 846,563

2026 Est. T.C.V. 006-795-015-00 = 1,306,563

Est. TCV/Total Floor Area = 604.33, Most recent sale 09/03/1992 for 300,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 623,000       | 623,000        | 623,000 | 288,861      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,300         | 0       | 0            | 7,799          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 653,300       | 653,300        | 653,300 | 296,660      | 296,660        | 296,660 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-795-016-00   | 2026 Est. T.C.V.    | STEWART SCOTT R & ANN H |
| Property Class: 407 |                     | 16 SOUTH BEACH          |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L387 P841 L536 P651/00 L604 P749/01 L635 P633/02 L640 P538/02 UNIT 16 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 143,893    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 165,956 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 514,465

2026 Est. T.C.V. 006-795-016-00 = 794,465

Est. TCV/Total Floor Area = 739.73, Most recent sale 09/22/2009 for 505,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 396,800       | 396,800        | 396,800 | 255,983      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 400            | 0       | 0            | 6,911          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 397,200       | 397,200        | 397,200 | 262,894      | 262,894        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-795-017-00   | 2026 Est. T.C.V.    | BROWN PATRICK D & ROBERTA M |
| Property Class: 407 |                     | 17 SOUTH BEACH              |
| Map #: 30.38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L272 P29/87 L322 P442/91 L895 P344/06 UNIT 17 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.5S UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-017-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 08/28/2017 for 540,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 340,159      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 9,184          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 349,343      | 349,343        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-018-00   | 2026 Est. T.C.V.    | BURNS MARION D TRUST |
| Property Class: 407 |                     | 18 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L360 P885 L424 P508/96 L613 P552/01 UNIT 18 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 927 SF Floor Area = 1854 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 927    |          |            |
|         |          |            | Total: | 269,473  | 202,103    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 303,768 | 227,823 |
|---------|---------|---------|

Notes: 2 STRY END LOWER 1/2B+L1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 706,252

2026 Est. T.C.V. 006-795-018-00 = 1,166,252

Est. TCV/Total Floor Area = 629.05, Most recent sale 05/29/1996 for 340,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 558,200       | 558,200        | 558,200 | 294,964      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 24,900         | 0       | 0            | 7,964          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 583,100       | 583,100        | 583,100 | 302,928      | 302,928        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-795-019-00   | 2026 Est. T.C.V.    | WENTLAND FAMILY TRUST |
| Property Class: 407 |                     | 19 SOUTH BEACH        |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L370P118 L383 P704&705 L418 P985&986/96 L807 P766/04 L928 P947/07 UNIT 19 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1233 SF Floor Area = 2466 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,233  |          |            |
|         |          |            | Total: | 343,415  | 257,560    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 377,710 | 283,280 |
|---------|---------|---------|

Notes: 2STRY END UPPER 2ND&3RD LEVELS

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 878,168

2026 Est. T.C.V. 006-795-019-00 = 1,338,168

Est. TCV/Total Floor Area = 542.65, Most recent sale 01/20/2017 for 725,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 637,200       | 637,200        | 637,200 | 446,307      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 31,900         | 0       | 0            | 12,050         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 669,100       | 669,100        | 669,100 | 458,357      | 458,357        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-020-00   | 2026 Est. T.C.V.    | BRADY DANIEL         |
| Property Class: 407 |                     | 20 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L427 P291 L474 P881/98 L655 P379/02 UNIT 20 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason       | Value         |
|------------------------|----------|-------------|---------|------------|--------------|-------|--------------|---------------|
| SOUTH BEAC <700 SF MGR | UNT      |             | 1 Units | 230000     | 0.00000      | 100   | NON VIEW-MGR | UNIT <700SQFT |
|                        | 0.00     | Total Acres |         | Total Est. | Land Value = |       |              | 230,000       |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 636 SF    Floor Area = 636 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/60/100/45  
Functional Depreciation because of: 1 BDR GRND FLR

## Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 636    |          |            |
|         |          |            | Total: | 111,022  | 49,960     |

## Other Additions/Adjustments

|                    |   |       |     |
|--------------------|---|-------|-----|
| Plumbing           |   |       |     |
| Average Fixture(s) | 1 | 2,136 | 961 |

|              |    |       |       |
|--------------|----|-------|-------|
| Deck         |    |       |       |
| Treated Wood | 84 | 2,428 | 1,093 |

|              |   |       |     |
|--------------|---|-------|-----|
| Water/Sewer  |   |       |     |
| Public Water | 1 | 1,914 | 861 |
| Public Sewer | 1 | 1,914 | 861 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 3,976 | 1,789 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Fireplaces       |   |       |       |
| Interior 2 Story | 1 | 8,495 | 3,823 |

Totals: 131,885 59,348

Notes:

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 183,978

2026 Est. T.C.V. 006-795-020-00 = 413,978

Est. TCV/Total Floor Area = 650.91, Most recent sale 10/05/2020 for 235,000

|      |          |                |         |              |                |         |  |
|------|----------|----------------|---------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|      | 200,800  | 200,800        | 200,800 | 95,341       | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 6,200          | 0       | 0            | 2,574          | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 207,000  | 207,000        | 207,000 | 97,915       | 97,915         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-795-021-00   | 2026 Est. T.C.V.    | VAR KOVITZKY ABRAHAM & |
| Property Class: 407 |                     | 21 SOUTH BEACH         |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L344 P570/92 L554 P843/00 L574 P260/01 UNIT 21 SOUTH BEACH CONDOMINIUM REC IN LIBER 243, PAGE 1-74, AND AMENDMENTS THERETO, AS AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. S, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON CLEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

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

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1285 SF Floor Area = 2570 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,285  |          |            |
|         |          |            | Total: | 356,174  | 249,321    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 210 | 4,481 | 3,137 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,340 |
| Public Sewer | 1 | 1,914 | 1,340 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,946 |
|------------------|---|-------|-------|

Totals: 392,522 274,764

Notes: 2 STRY END LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 851,769

2026 Est. T.C.V. 006-795-021-00 = 1,311,769

Est. TCV/Total Floor Area = 510.42, Most recent sale 09/30/2020 for 834,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 624,500       | 624,500    | 624,500 | 459,223      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,400     | 0       | 0            | 12,399         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 655,900       | 655,900    | 655,900 | 471,622      | 471,622        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-022-00   | 2026 Est. T.C.V.    | TAUBE SUSAN & JOHN   |
| Property Class: 407 |                     | 22 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L252 P197/85 L308 P740/90 L319 P528/91 L474 P746&747 L484 P153&154 L753 P508/03  
 UNIT 22 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER  
 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251,  
 PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE  
 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES  
 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF  
 LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN  
 GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER  
 DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22  
 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

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

\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1233 SF Floor Area = 2630 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,233  |          |            |
| 1 Story | Siding   | Overhang   | 164    |          |            |
|         |          |            | Total: | 360,912  | 252,637    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,700 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,340 |
| Public Sewer | 1 | 1,914 | 1,340 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,946 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 7,000 |
|----------------|--|--------|-------|

Totals: 405,207 283,643

Notes: 2STRY END UPPER L2,3,LOFT & ADDITION INTO ORIGNAL COMMON AREA APROXIMATLY 14X14 ACCESSED BY LAI

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 879,295

2026 Est. T.C.V. 006-795-022-00 = 1,339,295

Est. TCV/Total Floor Area = 509.24, Most recent sale 12/18/2014 for 640,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 639,600       | 639,600    | 639,600 | 426,702      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 30,000     | 0       | 0            | 11,520         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 669,600       | 669,600    | 669,600 | 438,222      | 438,222        | 0       |  |





45-006-795-023-00                      2026 Est. T.C.V.                      SWETS ROGER A & ALLISON M  
 Property Class: 407                      23 SOUTH BEACH  
 Map #: 30,38                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L267 P616 L424 P605 L425 P121/96 L731 P769&788/03 UNIT 23 SOUTH BEACH  
 CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74;  
 FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description                                   | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| SOUTH BEAC                                    | >2000 SF | 460K  | 1 Units | 460000 | 0.00000 | 100   |        | 460,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |       |         |        |         |       |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM      Cls BC      Blt 1984  
 Exterior Units: 1      Interior Units: 0      Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1080 SF      Floor Area = 2160 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Slab       | 1,080 |          |            |
| Total:  |          |            |       | 306,841  | 214,788    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,495 |
| 3 Fixture Bath     | 2 | 13,432 | 9,402 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,700 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,340 |
| Public Sewer | 1 | 1,914 | 1,340 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,946 |
|------------------|---|-------|-------|

Totals:      341,136      238,794

Notes: UNIT TYPE C 2S LEVELS B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:      740,262

2026 Est. T.C.V. 006-795-023-00      =      1,200,262

Est. TCV/Total Floor Area = 555.68, Most recent sale 11/02/2020 for 735,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 573,700       | 573,700        | 573,700 | 413,665      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,400         | 0       | 0            | 11,168         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 600,100       | 600,100        | 600,100 | 424,833      | 424,833        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-795-024-00   | 2026 Est. T.C.V.    | HOFMAN MICHAEL V & AMELIA |
| Property Class: 407 |                     | 24 SOUTH BEACH            |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L252 P186/85 L649 P859/02 UNIT 24 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 143,893    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 165,956 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL L2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 514,465

2026 Est. T.C.V. 006-795-024-00 = 794,465

Est. TCV/Total Floor Area = 739.73, Most recent sale 09/03/2013 for 465,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 396,800       | 396,800        | 396,800 | 255,983      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 400            | 0       | 0            | 6,911          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 397,200       | 397,200        | 397,200 | 262,894      | 262,894        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-025-00   | 2026 Est. T.C.V.    | MSSK LLC             |
| Property Class: 407 |                     | 25 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L299 P335 L401 P335 L414 P106 L459 P359 L827 P966&982/04 UNIT 25 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 170,097    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 197,533 |
|---------|---------|---------|

Notes: 1.5S UPPER E, 3RD+LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 612,352

2026 Est. T.C.V. 006-795-025-00 = 1,072,352

Est. TCV/Total Floor Area = 726.53, Most recent sale 05/14/2021 for 725,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 515,500       | 515,500        | 515,500 | 392,494      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,700         | 0       | 0            | 10,597         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 536,200       | 536,200        | 536,200 | 403,091      | 403,091        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-026-00   | 2026 Est. T.C.V.    | GREENE KENNETH W TRUST ET AL |
| Property Class: 407 |                     | 26 SOUTH BEACH               |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L264 P806 L457 P758/97 L887 P220&223/05 UNIT 26 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. 22 & 23 T29N R14W. 2025005505 1ST  
 AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1082 SF Floor Area = 2164 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,082  |          |            |
|         |          |            | Total: | 307,309  | 230,482    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 341,604 | 256,202 |
|---------|---------|---------|

Notes: UNIT TYPE C 2STRY LEVEL B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 794,225

2026 Est. T.C.V. 006-795-026-00 = 1,254,225

Est. TCV/Total Floor Area = 579.59, Most recent sale 10/31/1997 for 297,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 598,700       | 598,700        | 598,700 | 281,989      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,400         | 0       | 0            | 7,613          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 627,100       | 627,100        | 627,100 | 289,602      | 289,602        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-027-00   | 2026 Est. T.C.V.    | MCKEARN JOHN P & CASSANDRA S |
| Property Class: 407 |                     | 27 SOUTH BEACH               |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L252 P855 L395 P983/94 L805 P638/04 UNIT 27 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 143,893    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 165,956 |
|---------|---------|---------|

Notes: 1 STRY D, 2ND LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 514,465

2026 Est. T.C.V. 006-795-027-00 = 794,465

Est. TCV/Total Floor Area = 739.73, Most recent sale 09/24/2024 for 805,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 396,800       | 396,800        | 396,800 | 396,800      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 400            | 0       | 0            | 400            | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 397,200       | 397,200        | 397,200 | 407,513      | 397,200        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-028-00   | 2026 Est. T.C.V.    | SOUTH BEACH 28 LLC   |
| Property Class: 407 |                     | 28 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P214/86 L333 P510/91 L386 P766/94 L762 P412/03 UNIT 28 SOUTH BEACH  
 CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74;  
 FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 984 SF Floor Area = 1476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.5S UPPER E, 3RD & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-028-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 09/03/2003 for 100

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 256,741      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 6,932          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 263,673      | 263,673        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-029-00   | 2026 Est. T.C.V.    | KENYON DIANE M TRUST |
| Property Class: 407 |                     | 29 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P214 L312 P569 L376 P802/93 UNIT 29 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1077 SF Floor Area = 2154 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,077  |          |            |
|         |          |            | Total: | 306,144  | 244,913    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 340,439 | 272,349 |
|---------|---------|---------|

Notes: UNIT TYPE C 2S LEVELS B&1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 844,283 |
|-----------------------------------------------------|---------|

2026 Est. T.C.V. 006-795-029-00 = 1,304,283

Est. TCV/Total Floor Area = 605.52, Most recent sale 06/27/1990 for 225,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 621,900       | 621,900        | 621,900 | 267,120      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 30,200         | 0       | 0            | 7,212          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 652,100       | 652,100        | 652,100 | 274,332      | 274,332        | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-795-030-00   | 2026 Est. T.C.V.    | SCHIERHOLZ JOHN C TRUST |
| Property Class: 407 |                     | 30 SOUTH BEACH          |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L261 P99 L393 P769/94 UNIT 30 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 134,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 155,583 |
|---------|---------|---------|

Notes: 1 STRY D LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,306

2026 Est. T.C.V. 006-795-030-00 = 762,306

Est. TCV/Total Floor Area = 709.78, Most recent sale 06/30/2025 for 760,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 381,800       | 381,800        | 381,800 | 246,343      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 134,857        | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,200       | 381,200        | 381,200 | 252,994      | 381,200        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-031-00   | 2026 Est. T.C.V.    | STAHLE DAVID P       |
| Property Class: 407 |                     | 31 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L263 P214 L350 P193 L551 P378/00 L915 P281/06 UNIT 31 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 R29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

|             |          |       |             |        |            |              |        |         |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 984 SF Floor Area = 1476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

|           |          |            |        |          |            |
|-----------|----------|------------|--------|----------|------------|
| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 170,097    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 197,533 |
|---------|---------|---------|

Notes: 1.5 STRY UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 612,352

2026 Est. T.C.V. 006-795-031-00 = 1,072,352

Est. TCV/Total Floor Area = 726.53, Most recent sale 01/25/2019 for 565,250

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 515,500       | 515,500        | 515,500 | 355,757      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,700         | 0       | 0            | 9,605          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 536,200       | 536,200        | 536,200 | 365,362      | 365,362        | 365,362 |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-795-032-00   | 2026 Est. T.C.V.    | BLASHILL JAMES G & JANICE M |
| Property Class: 407 |                     | 32 SOUTH BEACH              |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L266 P33 L326 P518 L404 P645/95 UNIT 32 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1082 SF Floor Area = 2164 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,082  |          |            |
|         |          |            | Total: | 307,309  | 230,482    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 341,604 | 256,202 |
|---------|---------|---------|

Notes: TYPE C 2STRY LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 794,225

2026 Est. T.C.V. 006-795-032-00 = 1,254,225

Est. TCV/Total Floor Area = 579.59, Most recent sale 05/27/1995 for 228,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 598,700       | 598,700        | 598,700 | 278,822      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,400         | 0       | 0            | 7,528          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 627,100       | 627,100        | 627,100 | 286,350      | 286,350        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-795-033-00   | 2026 Est. T.C.V.    | SHARP GORDON C & SALLE E TRUST |
| Property Class: 407 |                     | 33 SOUTH BEACH                 |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L298 P433 L395 P350 L534 P615/00 UNIT 33 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 134,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 155,583 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,306

2026 Est. T.C.V. 006-795-033-00 = 762,306

Est. TCV/Total Floor Area = 709.78, Most recent sale 10/24/1994 for 189,900

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 381,800       | 381,800        | 381,800 | 184,925      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 4,992          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,200       | 381,200        | 381,200 | 189,917      | 189,917        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-795-034-00   | 2026 Est. T.C.V.    | BRENNEMAN HUGH W JR & CHATERINE S |
| Property Class: 407 |                     | 34 SOUTH BEACH                    |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L279 P368 L305 P91-92 L413 P74/95 L751 P307/03 UNIT 34 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 984 SF Floor Area = 1476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-034-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 08/30/2012 for 560,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 340,159      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 9,184          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 349,343      | 349,343        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-795-035-00   | 2026 Est. T.C.V.    | MILETO VINCENT & JAMIE LAVERNE |
| Property Class: 407 |                     | 35 SOUTH BEACH                 |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L259 P388 L346 P418 L519 P665/99 L890 P627/06 UNIT 35 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1267 SF Floor Area = 2534 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,267  |          |            |
|         |          |            | Total: | 351,763  | 281,410    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 210 | 4,481 | 3,585 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Lump Sum Items

|               |  |       |       |
|---------------|--|-------|-------|
| END UNIT LOWE |  | 5,000 | 4,000 |
|---------------|--|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 393,111 | 314,489 |
|---------|---------|---------|

Notes: 2 STRY END LOWER LEVEL B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 974,917

2026 Est. T.C.V. 006-795-035-00 = 1,434,917

Est. TCV/Total Floor Area = 566.27, Most recent sale 09/08/2015 for 800,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 682,300       | 682,300    | 682,300 | 485,408      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 35,200     | 0       | 0            | 13,106         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 717,500       | 717,500    | 717,500 | 498,514      | 498,514        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-795-036-00   | 2026 Est. T.C.V.    | WYNNS JAMES C & MARILYN H |
| Property Class: 407 |                     | 36 SOUTH BEACH            |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L252 P496/85 L305 P739&740/89 UNIT 36 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1237 SF Floor Area = 2728 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,237  |          |            |
| 1 Story | Siding   | Overhang   | 254    |          |            |
|         |          |            | Total: | 371,505  | 278,627    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 7,500 |
|----------------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 415,800 | 311,847 |
|---------|---------|---------|

Notes: 2S+LOFT END UPPER LEVEL2,3+LOF

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 966,725

2026 Est. T.C.V. 006-795-036-00 = 1,426,725

Est. TCV/Total Floor Area = 522.99

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 681,000                 | 681,000 | 681,000   | 350,934        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 32,400  | 0         | 9,475          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 713,400                 | 713,400 | 713,400   | 360,409        | 360,409     | 0       |





|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-795-037-00   | 2026 Est. T.C.V.    | HULLVERSON JAMES E JR & LAURE |
| Property Class: 407 |                     | 37 SOUTH BEACH                |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L289 P576/88 UNIT 37 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1262 SF Floor Area = 2524 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,262  |          |            |
|         |          |            | Total: | 350,536  | 262,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 384,831 | 288,620 |
|---------|---------|---------|

Notes: 2 STRY END LEVELS B&1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 894,720 |
|-----------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-795-037-00 | = | 1,354,720 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 536.74

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 644,500       | 644,500        | 644,500 | 299,590      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 32,900         | 0       | 0            | 8,088          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 677,400       | 677,400        | 677,400 | 307,678      | 307,678        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-795-038-00   | 2026 Est. T.C.V.    | GIRARDY KAREN A TRUST |
| Property Class: 407 |                     | 38 SOUTH BEACH        |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L292 P40/88 L292 P943/88 L613 P445/01 UNIT 38 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1283 SF Floor Area = 2566 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,283  |          |            |
|         |          |            | Total: | 355,681  | 266,759    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 7,500 |
|----------------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 399,976 | 299,979 |
|---------|---------|---------|

Notes: 2STRY END UPPER LEVELS 2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 929,933

2026 Est. T.C.V. 006-795-038-00 = 1,389,933

Est. TCV/Total Floor Area = 541.67

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 661,300       | 661,300    | 661,300 | 297,942      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,700     | 0       | 0            | 8,044          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 695,000       | 695,000    | 695,000 | 305,986      | 305,986        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-039-00   | 2026 Est. T.C.V.    | JABLONSKI GREGORY P & MARCIA |
| Property Class: 407 |                     | 39 SOUTH BEACH               |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L349 P881&882 L384 P402-413 L431 P908/96 UNIT 39 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1074 SF Floor Area = 1074 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 134,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 155,583 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,306

2026 Est. T.C.V. 006-795-039-00 = 762,306

Est. TCV/Total Floor Area = 709.78, Most recent sale 10/11/1996 for 205,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 381,800       | 381,800        | 381,800 | 194,916      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 5,262          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,200       | 381,200        | 381,200 | 200,178      | 200,178        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-795-040-00   | 2026 Est. T.C.V.    | WHITE LELAND E & BARBARA A |
| Property Class: 407 |                     | 40 SOUTH BEACH             |
| Map #: 30.38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L290 P119/88 UNIT 40 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| SOUTH BEAC <1100 SF 280K |          |       | 1 Units     | 280000 | 0.00000 | 100   |                         | 280,000 |
|                          | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 134,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 155,583 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 482,306 |
|-----------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-795-040-00 | = | 762,306 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 709.78

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 381,800       | 381,800        | 381,800 | 184,925      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -600           | 0       | 0            | 4,992          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 381,200       | 381,200        | 381,200 | 189,917      | 189,917        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-041-00   | 2026 Est. T.C.V.    | WINSILVER LLC        |
| Property Class: 407 |                     | 41 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L423 P843 L518 P860/99 L564 P300/00 L828 P488/04 L886 P634/05 UNIT 41 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 170,097    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 197,533 |
|---------|---------|---------|

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 612,352

2026 Est. T.C.V. 006-795-041-00 = 1,072,352

Est. TCV/Total Floor Area = 726.53, Most recent sale 10/20/2004 for 796,625

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 515,500       | 515,500        | 515,500 | 355,757      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,700         | 0       | 0            | 9,605          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 536,200       | 536,200        | 536,200 | 365,362      | 365,362        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-795-042-00   | 2026 Est. T.C.V.    | VANTUINEN SUSAN D TRUSTEE |
| Property Class: 407 |                     | 42 SOUTH BEACH            |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L290 P118 L354 P684&685 L464 P451/98 UNIT 42 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1077 SF Floor Area = 1077 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,077  |          |            |
|         |          |            | Total: | 180,296  | 135,222    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,875 | 155,905 |
|---------|---------|---------|

Notes: 1S LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 483,306

2026 Est. T.C.V. 006-795-042-00 = 763,306

Est. TCV/Total Floor Area = 708.73, Most recent sale 12/12/1992 for 201,500

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 382,300       | 382,300        | 382,300 | 184,925      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 4,992          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,700       | 381,700        | 381,700 | 189,917      | 189,917        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-795-043-00   | 2026 Est. T.C.V.    | Longbow Properties LLC |
| Property Class: 407 |                     | 43 South Beach         |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L290 P294 L453 P614/97 L761 P336/03 UNIT 43 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 134,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 155,583 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,306

2026 Est. T.C.V. 006-795-043-00 = 762,306

Est. TCV/Total Floor Area = 709.78, Most recent sale 03/05/2018 for 430,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 381,800       | 381,800        | 381,800 | 242,887      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -600           | 0       | 0            | 6,557          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 381,200       | 381,200        | 381,200 | 249,444      | 249,444        | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-795-044-00   | 2026 Est. T.C.V.    | MCGRAW STEVEN D & BARBARA F MORELY |
| Property Class: 407 |                     | 44 SOUTH BEACH                     |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L290 P864 L548 P449/00 UNIT 44 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 170,097    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 197,533 |
|---------|---------|---------|

Notes: 1.5S LEVEL 3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 612,352

2026 Est. T.C.V. 006-795-044-00 = 1,072,352

Est. TCV/Total Floor Area = 726.53, Most recent sale 06/05/2009 for 650,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 515,500       | 515,500        | 515,500 | 355,757      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,700         | 0       | 0            | 9,605          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 536,200       | 536,200        | 536,200 | 365,362      | 365,362        | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-045-00   | 2026 Est. T.C.V.    | LEINWEBER LARRY D    |
| Property Class: 407 |                     | 45 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L293 P389/88 UNIT 45 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1256 SF Floor Area = 2512 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,256  |          |            |
|         |          |            | Total: | 349,046  | 261,782    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 383,341 | 287,502 |
|---------|---------|---------|

Notes: 2 STRY END LEVELS B&1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 891,256 |
|-----------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-795-045-00 | = | 1,351,256 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 537.92

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 643,000       | 643,000        | 643,000 | 292,809      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 32,600         | 0       | 0            | 7,905          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 675,600       | 675,600        | 675,600 | 300,714      | 300,714        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-795-046-00   | 2026 Est. T.C.V.    | MEARA JOHN W JR & YVONNE |
| Property Class: 407 |                     | 46 SOUTH BEACH           |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L289 P872/88 L801 P379/04 UNIT 46 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1233 SF Floor Area = 2466 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,233  |          |            |
|         |          |            | Total: | 343,415  | 257,560    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 7,500 |
|----------------|--|--------|-------|

Totals: 387,710 290,780

Notes: 2STRY END UPPER LEVELS 2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 901,418

2026 Est. T.C.V. 006-795-046-00 = 1,361,418

Est. TCV/Total Floor Area = 552.08, Most recent sale 03/01/2004 for 0

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 648,800       | 648,800    | 648,800 | 333,906      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 31,900     | 0       | 0            | 9,015          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 680,700       | 680,700    | 680,700 | 342,921      | 342,921        | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-795-047-00   | 2026 Est. T.C.V.    | CIULLO SUSAN F REVOCABLE TRUST |
| Property Class: 407 |                     | 47 SOUTH BEACH                 |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L295 P127 L312 P718 L401 P606/95 UNIT 47 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1274 SF Floor Area = 2548 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,274  |          |            |
|         |          |            | Total: | 353,492  | 265,119    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 387,787 | 290,839 |
|---------|---------|---------|

Notes: 2 STRY END LEVELS B &1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 901,600 |
|-----------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-795-047-00 | = | 1,361,600 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 534.38

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 647,500       | 647,500        | 647,500 | 292,809      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,300         | 0       | 0            | 7,905          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 680,800       | 680,800        | 680,800 | 300,714      | 300,714        | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-795-048-00   | 2026 Est. T.C.V.    | ORRINGER MARK B & SUSAN M |
| Property Class: 407 |                     | 48 SOUTH BEACH            |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L295 P636/89 L330 P774/91 UNIT 48 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1233 SF Floor Area = 2466 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,233  |          |            |
|         |          |            | Total: | 343,415  | 257,560    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 7,500 |
|----------------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 387,710 | 290,780 |
|---------|---------|---------|

Notes: 2STRY END UPPER LEVELS 2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 901,418

2026 Est. T.C.V. 006-795-048-00 = 1,361,418

Est. TCV/Total Floor Area = 552.08

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 648,800       | 648,800    | 648,800 | 297,942      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,900     | 0       | 0            | 8,044          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 680,700       | 680,700    | 680,700 | 305,986      | 305,986        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-049-00   | 2026 Est. T.C.V.    | CLAYPOOL CATHERINE ANN TRUST |
| Property Class: 407 |                     | 49 SOUTH BEACH               |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L295 P629 L369 P961/93 UNIT 49 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1077 SF Floor Area = 1077 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,077  |          |            |
|         |          |            | Total: | 180,296  | 135,222    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

Totals: 207,875 155,905

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 483,306

2026 Est. T.C.V. 006-795-049-00 = 763,306

Est. TCV/Total Floor Area = 708.73, Most recent sale 08/31/1993 for 213,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 382,300       | 382,300        | 382,300 | 184,925      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 4,992          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,700       | 381,700        | 381,700 | 189,917      | 189,917        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-050-00   | 2026 Est. T.C.V.    | HAASE ARLAN TRUST    |
| Property Class: 407 |                     | 50 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L304 P608/89 L429 P554-559 L529 P255/99 UNIT 50 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

|             |          |             |         |            |              |       |        |         |
|-------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| Description | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
| SOUTH BEAC  | <1100 SF | 280K        | 1 Units | 280000     | 0.00000      | 100   |        | 280,000 |
|             | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1074 SF Floor Area = 1074 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 179,866  | 134,900    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,445 | 155,583 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 482,306

2026 Est. T.C.V. 006-795-050-00 = 762,306

Est. TCV/Total Floor Area = 709.78, Most recent sale 11/08/1999 for 325,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 381,800       | 381,800        | 381,800 | 195,301      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 5,273          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,200       | 381,200        | 381,200 | 200,574      | 200,574        | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-795-051-00   | 2026 Est. T.C.V.    | FALKENSTERN CARL & MARQUERITE |
| Property Class: 407 |                     | 51 SOUTH BEACH                |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L521 P119 L529 P925 L597 P906 L697 P359 UNIT 51 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

|             |          |       |             |        |            |              |        |         |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 984 SF Floor Area = 1476 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

|           |          |            |        |          |            |
|-----------|----------|------------|--------|----------|------------|
| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-051-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 03/26/2021 for 725,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 374,778      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 10,119         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 384,897      | 384,897        | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-795-052-00   | 2026 Est. T.C.V.    | JENSEN JAMES B JR & SUSAN C TRUST |
| Property Class: 407 |                     | 52 SOUTH BEACH                    |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L296 P837 L349 P997/92 UNIT 52 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1087 SF Floor Area = 1087 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,087  |          |            |
|         |          |            | Total: | 181,782  | 136,335    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 209,361 | 157,018 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 486,757

2026 Est. T.C.V. 006-795-052-00 = 766,757

Est. TCV/Total Floor Area = 705.39, Most recent sale 10/09/2020 for 500,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 383,800       | 383,800        | 383,800 | 247,986      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -400           | 0       | 0            | 6,695          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 383,400       | 383,400        | 383,400 | 254,681      | 254,681        | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-795-053-00   | 2026 Est. T.C.V.    | CLAEYS GREGG & GRETA TRUST |
| Property Class: 407 |                     | 53 SOUTH BEACH             |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L337 P293&294 L350 P180&181 L549 P668/00 UNIT 53 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC <1100 SF 280K |          |       | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|                          |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1078 SF Floor Area = 1078 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,078  |          |            |
|         |          |            | Total: | 180,472  | 144,378    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 208,051 | 166,441 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 515,968

2026 Est. T.C.V. 006-795-053-00 = 795,968

Est. TCV/Total Floor Area = 738.37, Most recent sale 08/31/2009 for 450,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 397,400       | 397,400        | 397,400 | 256,578      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 600            | 0       | 0            | 6,927          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 398,000       | 398,000        | 398,000 | 263,505      | 263,505        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-054-00   | 2026 Est. T.C.V.    | SOUTH BEACH 54 LLC   |
| Property Class: 407 |                     | 54 SOUTH BEACH       |
| Map #: 30.38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L299 P618 L394 P694/94 UNIT 54 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.

2007 COMBINED INTEREST SPLIT 795-054-01 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 170,097    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 197,533 |
|---------|---------|---------|

Notes: 1.5STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 612,352

2026 Est. T.C.V. 006-795-054-00 = 1,072,352

Est. TCV/Total Floor Area = 726.53, Most recent sale 08/31/2009 for 660,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 515,500       | 515,500    | 515,500 | 355,757      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,700     | 0       | 0            | 9,605          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 536,200       | 536,200    | 536,200 | 365,362      | 365,362        | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-795-055-00   | 2026 Est. T.C.V.    | MO & JOE ENTERPRISES LLC |
| Property Class: 407 |                     | 55 SOUTH BEACH           |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L294 P706 L377 P628/93 UNIT 55 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| SOUTH BEAC  | <1100 SF | 280K        | 1 Units | 280000     | 0.00000      | 100   |        | 280,000 |
|             | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1077 SF Floor Area = 1077 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,077  |          |            |
|         |          |            | Total: | 180,296  | 135,222    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 207,875 | 155,905 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 483,306

2026 Est. T.C.V. 006-795-055-00 = 763,306

Est. TCV/Total Floor Area = 708.73, Most recent sale 10/23/2020 for 510,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 382,300       | 382,300        | 382,300 | 246,695      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -600           | 0       | 0            | 6,660          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 381,700       | 381,700        | 381,700 | 253,355      | 253,355        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-056-00   | 2026 Est. T.C.V.    | GENZIER JILL L TRUST |
| Property Class: 407 |                     | 56 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L295 P324 L343 P914 L448 P464/97 L598 P526 L598 P550/01 UNIT 56 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.

2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC <1100 SF 280K |          |       | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|                          |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 1074 SF Floor Area = 1074 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,074  |          |            |
|         |          |            | Total: | 185,998  | 158,097    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 2,064 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 213,577 | 181,541 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 562,777

2026 Est. T.C.V. 006-795-056-00 = 842,777

Est. TCV/Total Floor Area = 784.71, Most recent sale 11/01/2021 for 752,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 419,900       | 419,900        | 419,900 | 313,040      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 1,500          | 0       | 0            | 8,452          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 421,400       | 421,400        | 421,400 | 321,492      | 321,492        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-795-057-00   | 2026 Est. T.C.V.    | SCHWARTZ DONALD R & ANN G |
| Property Class: 407 |                     | 57 SOUTH BEACH            |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L300 P982/89 UNIT 57 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard, Air Conditioning  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 227,804  | 170,851    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 262,099 | 196,571 |
|---------|---------|---------|

Notes: 1.5 STRY UPPER E L3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 609,370

2026 Est. T.C.V. 006-795-057-00 = 1,069,370

Est. TCV/Total Floor Area = 724.51, Most recent sale 10/19/2017 for 665,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 515,400       | 515,400        | 515,400 | 355,637      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,300         | 0       | 0            | 9,602          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 534,700       | 534,700        | 534,700 | 365,239      | 365,239        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-058-00   | 2026 Est. T.C.V.    | JANIZEK DAVID B & PATRICIA C |
| Property Class: 407 |                     | 58 SOUTH BEACH               |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L346 P786 L451 P205 L469 P868 L634 P345 L857 P491/05 UNIT 58 SOUTH BEACH  
 CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74;  
 FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard, Air Conditioning  
 Ground Area = 1087 SF Floor Area = 1087 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,087  |          |            |
|         |          |            | Total: | 192,967  | 154,372    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 220,546 | 176,435 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 546,949

2026 Est. T.C.V. 006-795-058-00 = 826,949

Est. TCV/Total Floor Area = 760.76, Most recent sale 06/08/2005 for 635,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 412,900       | 412,900        | 412,900 | 270,033      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 600            | 0       | 0            | 7,290          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 413,500       | 413,500        | 413,500 | 277,323      | 277,323        | 0       |

45-006-795-059-00 2026 Est. T.C.V. MCCOY CARL R & VIRGINIA O  
 Property Class: 407 59 SOUTH BEACH  
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

L416 P594&595 L452 P150 L484 P001/98 L870 P859/05 UNIT 59 SOUTH BEACH  
 CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74;  
 FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description                              | Frontage | Depth | Front   | Depth  | Rate    | %Adj. | Reason | Value   |
|------------------------------------------|----------|-------|---------|--------|---------|-------|--------|---------|
| SOUTH BEAC                               | <1100 SF | 280K  | 1 Units | 280000 | 0.00000 | 100   |        | 280,000 |
| 0.00 Total Acres Total Est. Land Value = |          |       |         |        |         |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard, Air Conditioning  
 Ground Area = 1076 SF Floor Area = 1076 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Slab       | 1,076 |          |            |
| Total:  |          |            |       | 191,232  | 152,985    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 218,811 175,048

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 542,649

2026 Est. T.C.V. 006-795-059-00 = 822,649

Est. TCV/Total Floor Area = 764.54, Most recent sale 12/05/2014 for 439,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 410,900       | 410,900        | 410,900 | 265,091      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 400            | 0       | 0            | 7,157          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 411,300       | 411,300        | 411,300 | 272,248      | 272,248        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-060-00   | 2026 Est. T.C.V.    | RALLS FAMILY TRUST   |
| Property Class: 407 |                     | 60 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L297 P999/89 L327 P627/91 UNIT 60 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.5 STRY UPPER E L3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-060-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 08/16/1991 for 250,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 256,741      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 6,932          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 263,673      | 263,673        | 263,673 |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-061-00   | 2026 Est. T.C.V.    | SOUTH BEACH #61 LLC  |
| Property Class: 407 |                     | 61 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L300 P613/89 L600 P26/01 UNIT 61 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1267 SF Floor Area = 2534 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,267  |          |            |
|         |          |            | Total: | 351,763  | 263,820    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 386,058 | 289,540 |
|---------|---------|---------|

Notes: 2 STRY END LOWER LB&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 897,573

2026 Est. T.C.V. 006-795-061-00 = 1,357,573

Est. TCV/Total Floor Area = 535.74, Most recent sale 09/05/2001 for 799,900

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 645,700       | 645,700        | 645,700 | 445,058      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,100         | 0       | 0            | 12,016         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 678,800       | 678,800        | 678,800 | 457,074      | 457,074        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-795-062-00   | 2026 Est. T.C.V.    | SCHMITT PHILIP T & CHERYL A |
| Property Class: 407 |                     | 62 SOUTH BEACH              |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L299 P702 L328 P924 L391 P293/94 UNIT 62 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1233 SF Floor Area = 2466 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,233  |          |            |
|         |          |            | Total: | 343,415  | 274,732    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,942 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
| Security System  | 1 | 9,772 | 7,818 |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 8,000 |
|----------------|--|--------|-------|

Totals: 397,482 317,986

Notes: 2STRY END UPPER L2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 985,755

2026 Est. T.C.V. 006-795-062-00 = 1,445,755

Est. TCV/Total Floor Area = 586.28, Most recent sale 01/09/2015 for 700,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 686,600       | 686,600    | 686,600 | 490,313      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 36,300     | 0       | 0            | 13,238         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 722,900       | 722,900    | 722,900 | 503,551      | 503,551        | 0       |  |



|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-795-063-00   | 2026 Est. T.C.V.    | FEELEY HENRY J & MARY DIANE |
| Property Class: 407 |                     | 63 SOUTH BEACH              |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L280 P747/87 UNIT 63 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1190 SF Floor Area = 2380 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 1,190  |          |            |
|         |          |            | Total: | 332,930  | 249,696    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 367,225 | 275,416 |
|---------|---------|---------|

Notes: 2 STRY END LOWER LB&1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 853,789 |
|-----------------------------------------------------|---------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-795-063-00 | = | 1,313,789 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 552.01

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 626,300       | 626,300        | 626,300 | 292,809      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 30,600         | 0       | 0            | 7,905          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 656,900       | 656,900        | 656,900 | 300,714      | 300,714        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-795-064-00   | 2026 Est. T.C.V.    | TERSACK JOHN R & VIRGINIA R TR |
| Property Class: 407 |                     | 64 SOUTH BEACH                 |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L333 P18 L336 P432/92 L623 P162/02 UNIT 64 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 761 SF Floor Area = 2283 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 3 Story | Siding   | Slab       | 761    |          |            |
|         |          |            | Total: | 308,557  | 231,402    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

#### Lump Sum Items

|                |  |        |       |
|----------------|--|--------|-------|
| END UNIT UPPER |  | 10,000 | 7,500 |
|----------------|--|--------|-------|

Totals: 352,852 264,622

Notes: 3S END UPPER L2,3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 820,328

2026 Est. T.C.V. 006-795-064-00 = 1,280,328

Est. TCV/Total Floor Area = 560.81, Most recent sale 10/01/2009 for 0

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 611,700       | 611,700    | 611,700 | 359,593      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 28,500     | 0       | 0            | 9,709          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 640,200       | 640,200    | 640,200 | 369,302      | 369,302        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-065-00   | 2026 Est. T.C.V.    | GLASER ALICE B       |
| Property Class: 407 |                     | 65 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L404 P696 L434 P273/96 L665 P475/02 DC L718 P333/03 UNIT 65 SOUTH BEACH  
 CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74;  
 FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1069 SF Floor Area = 1069 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,069  |          |            |
|         |          |            | Total: | 179,132  | 134,348    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 206,711 | 155,031 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 480,595

2026 Est. T.C.V. 006-795-065-00 = 760,595

Est. TCV/Total Floor Area = 711.50, Most recent sale 10/09/2025 for 890,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 381,000       | 381,000        | 381,000 | 184,925      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -700           | 0       | 0            | 195,375        | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 380,300       | 380,300        | 380,300 | 189,917      | 380,300        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-795-066-00   | 2026 Est. T.C.V.    | MCCABE TERRENCE M & DANIEL MARY JO |
| Property Class: 407 |                     | 66 SOUTH BEACH                     |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L283 P413 L375 P189 L424 P620 L535 P093 UNIT 66 SOUTH BEACH CONDOMINIUM REC  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | <1100 SF | 280K  | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1083 SF Floor Area = 1083 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,083  |          |            |
|         |          |            | Total: | 181,215  | 135,911    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 208,794 | 156,594 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 485,440

2026 Est. T.C.V. 006-795-066-00 = 765,440

Est. TCV/Total Floor Area = 706.78, Most recent sale 01/14/2013 for 425,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 383,200       | 383,200        | 383,200 | 244,195      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -500           | 0       | 0            | 6,593          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 382,700       | 382,700        | 382,700 | 250,788      | 250,788        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-067-00   | 2026 Est. T.C.V.    | SVERA JOHN A & SVERA LAIMA M |
| Property Class: 407 |                     | 67 SOUTH BEACH               |
| Map #: 30.38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L281 P436/87 UNIT 67 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.75 S UPPER E, LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-067-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 256,741      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 6,932          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 263,673      | 263,673        | 0       |



|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-795-068-00   | 2026 Est. T.C.V.    | SCHWARTZ GLENN C & KATHLEEN |
| Property Class: 407 |                     | 68 SOUTH BEACH              |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L280 P749/87 L302 P136/89 UNIT 68 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC <1100 SF 280K |          |       | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|                          |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1087 SF Floor Area = 1087 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,087  |          |            |
|         |          |            | Total: | 181,782  | 138,154    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,623 |
| 3 Fixture Bath     | 1 | 6,716 | 5,104 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,845 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,455 |
| Public Sewer | 1 | 1,914 | 1,455 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,022 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,456 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 209,361 | 159,114 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 1

|                                                     |         |
|-----------------------------------------------------|---------|
| ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: | 493,254 |
|-----------------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-795-068-00 | = | 773,254 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 711.37

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 386,800       | 386,800        | 386,800 | 187,592      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -200           | 0       | 0            | 5,064          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 386,600       | 386,600        | 386,600 | 192,656      | 192,656        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-069-00   | 2026 Est. T.C.V.    | SALISBURY DAVID W    |
| Property Class: 407 |                     | 69 SOUTH BEACH       |
| Map #: 30.38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L280 P751/87 UNIT 69 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC <1100 SF 280K |          |       | 1 Units     | 280000 | 0.00000    | 100   |              | 280,000 |
|                          |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 1083 SF Floor Area = 1083 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 1,083  |          |            |
|         |          |            | Total: | 181,215  | 135,911    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 208,794 | 156,594 |
|---------|---------|---------|

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 485,440

2026 Est. T.C.V. 006-795-069-00 = 765,440

Est. TCV/Total Floor Area = 706.78, Most recent sale 04/10/2015 for 420,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 383,200       | 383,200        | 383,200 | 244,195      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -500           | 0       | 0            | 6,593          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 382,700       | 382,700        | 382,700 | 250,788      | 250,788        | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-795-070-00   | 2026 Est. T.C.V.    | RIVERA STEVEN H & MICHELLE L |
| Property Class: 407 |                     | 70 SOUTH BEACH               |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L283 P944/88 UNIT 70 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W. 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
\* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| SOUTH BEAC  | >1400 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100          |        | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 984 SF Floor Area = 1476 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 984    |          |            |
|           |          |            | Total: | 212,620  | 159,463    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 246,915 | 185,183 |
|---------|---------|---------|

Notes: 1.75STRY UPPER E, L3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 574,067

2026 Est. T.C.V. 006-795-070-00 = 1,034,067

Est. TCV/Total Floor Area = 700.59, Most recent sale 12/16/2009 for 485,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 497,600       | 497,600        | 497,600 | 340,159      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 19,400         | 0       | 0            | 9,184          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 517,000       | 517,000        | 517,000 | 349,343      | 349,343        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-795-071-00   | 2026 Est. T.C.V.    | MIMA & PA LLC        |
| Property Class: 407 |                     | 71 SOUTH BEACH       |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L283 P636 L337 P803 L345 P946/92 L699 P698&72/03 UNIT 71 SOUTH BEACH CONDOMINIUM  
 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

|             |          |             |         |            |              |       |        |         |
|-------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| Description | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
| SOUTH BEAC  | <1100 SF | 280K        | 1 Units | 280000     | 0.00000      | 100   |        | 280,000 |
|             | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 280,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 1208 SF Floor Area = 1208 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 1 Story | Siding   | Slab       | 1,208  |          |            |
|         |          |            | Total: | 199,526  | 149,644    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |
| 2 Fixture Bath     | 1 | 4,500  | 3,375  |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 238,321 | 178,739 |
|---------|---------|---------|

Notes: END UNIT G, LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 554,090

2026 Est. T.C.V. 006-795-071-00 = 834,090

Est. TCV/Total Floor Area = 690.47

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 416,000       | 416,000        | 416,000 | 195,196      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 1,000          | 0       | 0            | 5,270          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 417,000       | 417,000        | 417,000 | 200,466      | 200,466        | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-795-072-00   | 2026 Est. T.C.V.    | JOHNSON RICHARD A & KATHLEEN TRUST |
| Property Class: 407 |                     | 72 SOUTH BEACH                     |
| Map #: 30,38        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L283 P636 L391 P184/94 L637 P848/02 L728 P933&955/03 UNIT 72 SOUTH BEACH  
 CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74;  
 FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD  
 AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU  
 COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND  
 LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN  
 ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.  
 2025005505 1ST AMEND TO AMENDED & RESTATED MASTER DEED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD  
 \* Factors \*

| Description | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| SOUTH BEAC  | >2000 SF | 460K  | 1 Units     | 460000 | 0.00000    | 100   |              | 460,000 |
|             |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 460,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1129 SF Floor Area = 2822 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 2.5 Story | Siding   | Slab       | 1,129  |          |            |
|           |          |            | Total: | 386,480  | 289,842    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 84 | 2,428 | 1,821 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,371 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 420,775 | 315,562 |
|---------|---------|---------|

Notes: 2.5S END UNIT L2,3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 978,242

2026 Est. T.C.V. 006-795-072-00 = 1,438,242

Est. TCV/Total Floor Area = 509.65, Most recent sale 03/25/2002 for 750,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 685,200       | 685,200        | 685,200 | 447,642      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 33,900         | 0       | 0            | 12,086         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 719,100       | 719,100        | 719,100 | 459,728      | 459,728        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-802-001-00   | 2026 Est. T.C.V.    | MONGIN MARK S & JOYCE E |
| Property Class: 407 |                     | 1 SOUTH VLG             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L239 P566/83 L282 P112/87 UNIT 1 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000            | 100  | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 513 SF Floor Area = 695 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 513  |          |            |
| 1 Story | Siding   | Overhang   | 182  |          |            |
|         |          | Total:     |      | 85,076   | 68,062     |

Other Additions/Adjustments

|                    |   |             |
|--------------------|---|-------------|
| Plumbing           |   |             |
| Average Fixture(s) | 1 | 1,451 1,161 |

|              |    |             |
|--------------|----|-------------|
| Deck         |    |             |
| Treated Wood | 36 | 1,483 1,186 |

|              |   |             |
|--------------|---|-------------|
| Water/Sewer  |   |             |
| Public Water | 1 | 1,494 1,195 |
| Public Sewer | 1 | 1,494 1,195 |

|                  |   |             |
|------------------|---|-------------|
| Built-Ins        |   |             |
| Appliance Allow. | 1 | 2,767 2,214 |

|                  |   |             |
|------------------|---|-------------|
| Fireplaces       |   |             |
| Interior 2 Story | 1 | 6,649 5,319 |

Totals: 100,414 80,332

Notes: BLDG2, 1ST&LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 152,631

2026 Est. T.C.V. 006-802-001-00 = 402,631

Est. TCV/Total Floor Area = 579.33

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 172,600                 | 172,600 | 172,600   | 69,263         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,700  | 0         | 1,870          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 201,300                 | 201,300 | 201,300   | 71,133         | 71,133      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-802-002-00   | 2026 Est. T.C.V.    | OLLESHEIMER CATHERINE |
| Property Class: 407 |                     | 2 SOUTH VLG           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L248 P878 L288 P890 L347 P897-900/92 UNIT 2 SOUTH VILLAGE CONDOMINIUM REC IN  
L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100          | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 513 SF Floor Area = 695 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 513  |          |            |
| 1 Story | Siding   | Overhang   | 182  |          |            |
|         |          | Total:     |      | 83,121   | 66,498     |

#### Other Additions/Adjustments

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 1,451 | 1,161 |  |

|              |  |    |       |       |  |
|--------------|--|----|-------|-------|--|
| Deck         |  |    |       |       |  |
| Treated Wood |  | 70 | 2,078 | 1,662 |  |

|              |  |   |       |       |  |
|--------------|--|---|-------|-------|--|
| Water/Sewer  |  |   |       |       |  |
| Public Water |  | 1 | 1,494 | 1,195 |  |
| Public Sewer |  | 1 | 1,494 | 1,195 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 2,767 | 2,214 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Fireplaces       |  |   |       |       |  |
| Interior 2 Story |  | 1 | 6,649 | 5,319 |  |

Totals: 99,054 79,244

Notes: BLDG 2, 1ST FL & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 150,564

2026 Est. T.C.V. 006-802-002-00 = 400,564

Est. TCV/Total Floor Area = 576.35, Most recent sale 07/31/2020 for 175,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 171,600       | 171,600 | 171,600 | 97,925       | 2.70 |  |

|                         |        |           |                |        |
|-------------------------|--------|-----------|----------------|--------|
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses |
| 0                       | 28,700 | 0         | 2,643          | 0      |

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 200,300       | 200,300 | 200,300 | 100,568 | 100,568     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-802-003-00   | 2026 Est. T.C.V.    | DELBUSTO RAMON & NORA |
| Property Class: 407 |                     | 3 SOUTH VLG           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L258 P707/85 UNIT 3 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate       | %Adj.        | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|------------|--------------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100        | 100          |        | 250,000 |
|                          | 0.00     | Total Acres |         |              | Total Est. | Land Value = |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 513 SF Floor Area = 695 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 513  |          |            |
| 1 Story | Siding   | Overhang   | 182  |          |            |
|         |          | Total:     |      | 83,121   | 66,498     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,186 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,319 |

Totals: 98,459 78,768

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 149,659

2026 Est. T.C.V. 006-802-003-00 = 399,659

Est. TCV/Total Floor Area = 575.05

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 171,100                 | 171,100 | 171,100 | 66,763       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 28,700  | 0       | 0            | 1,802          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 199,800                 | 199,800 | 199,800 | 68,565       | 68,565         | 0       |  |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-802-004-00   | 2026 Est. T.C.V.    | GILLER THOMAS A TRUST |
| Property Class: 407 |                     | 4 SOUTH VLG           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L227 P673 L263 P855 L411 P144/95 UNIT 4 SOUTH VILLAGE CONDOMINIUM REC L227  
P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth         | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|---------------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.000000 | 100  |       |                         | 250,000 |
|                          | 0.00     |       | Total Acres |               |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 513 SF Floor Area = 695 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 513    |          |            |
| 1 Story | Siding   | Overhang   | 182    |          |            |
|         |          |            | Total: | 85,076   | 68,062     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,186 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,319 |

Totals: 100,414 80,332

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 152,631

2026 Est. T.C.V. 006-802-004-00 = 402,631

Est. TCV/Total Floor Area = 579.33, Most recent sale 09/29/1995 for 105,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 172,600       | 172,600 | 172,600 | 71,644       | 2.70 |  |

|                         |        |           |                |        |
|-------------------------|--------|-----------|----------------|--------|
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses |
| 0                       | 28,700 | 0         | 1,934          | 0      |

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 201,300       | 201,300 | 201,300 | 73,578 | 73,578      | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-802-005-00   | 2026 Est. T.C.V.    | CORDILEONE JOE B & DIANA |
| Property Class: 407 |                     | 5 SOUTH VLG 66           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L275 P237 L391 P478/94 L691 P852/02 UNIT 5 SOUTH VILLAGE CONDOMINIUM REC IN L227  
P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000 | 0.00000    | 100   |              | 250,000 |
|                          | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 505    |          |            |
|         |          |            | Total: | 71,101   | 59,724     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,219 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,246 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,255 |
| Public Sewer |  |  | 1 | 1,494 | 1,255 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,324 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,585 |

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Totals: |  |  |  | 86,439 | 72,608 |
|---------|--|--|--|--------|--------|

Notes: GROUND LEVEL

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 137,955

2026 Est. T.C.V. 006-802-005-00 = 387,955

Est. TCV/Total Floor Area = 768.23, Most recent sale 07/11/2024 for 385,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 165,000       | 165,000 | 165,000 | 165,000      | 2.70 |  |

|                         |        |           |                |        |
|-------------------------|--------|-----------|----------------|--------|
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses |
| 0                       | 29,000 | 0         | 4,455          | 0      |

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 194,000       | 194,000 | 194,000 | 169,455 | 169,455     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-802-006-00   | 2026 Est. T.C.V.    | LOCAL-ISH LLC        |
| Property Class: 407 |                     | 6 SOUTH VLG          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L247 P245 L439 P226/97 UNIT 6 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth         | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|---------------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.000000 | 100  |       |                         | 250,000 |
|                          | 0.00     |       | Total Acres |               |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 515 SF Floor Area = 697 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
| 1 Story | Siding   | Overhang   | 182    |          |            |
|         |          |            | Total: | 83,348   | 66,680     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,186 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,319 |

Totals: 98,686 78,950

Notes: BLDG3 UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 150,005

2026 Est. T.C.V. 006-802-006-00 = 400,005

Est. TCV/Total Floor Area = 573.90, Most recent sale 03/06/2017 for 138,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 171,300       | 171,300 | 171,300 | 80,072       | 2.70 |  |

|                         |        |           |                |        |
|-------------------------|--------|-----------|----------------|--------|
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses |
| 0                       | 28,700 | 0         | 2,161          | 0      |

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 200,000       | 200,000 | 200,000 | 82,233 | 82,233      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-802-007-00   | 2026 Est. T.C.V.    | SOUTH VILLAGE 7 LLC  |
| Property Class: 407 |                     | 7 SOUTH VLG          |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L239 P564/83 L281 P824/87 UNIT 7 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000            | 100  |       |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 505    |          |            |
|         |          |            | Total: | 66,091   | 52,873     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,186 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,319 |

Totals: 81,429 65,143

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 123,772

2026 Est. T.C.V. 006-802-007-00 = 373,772

Est. TCV/Total Floor Area = 740.14, Most recent sale 01/15/2020 for 145,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 158,400       | 158,400    | 158,400 | 83,014       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,500     | 0       | 0            | 2,241          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 186,900       | 186,900    | 186,900 | 85,255       | 85,255         | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-802-008-00   | 2026 Est. T.C.V.    | GEORGE BONNIE & EDWARD |
| Property Class: 407 |                     | 8 SOUTH VLG            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L247 P238 L474 P964/98 L700 P87/03 UNIT 8 SOUTH VILLAGE CONDOMINIUM REC IN L227  
P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100          | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 515 SF Floor Area = 697 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 515  |          |            |
| 1 Story | Siding   | Overhang   | 182  |          |            |
|         |          | Total:     |      | 85,310   | 68,250     |

#### Other Additions/Adjustments

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 1,451 | 1,161 |  |

|              |  |    |       |       |  |
|--------------|--|----|-------|-------|--|
| Deck         |  |    |       |       |  |
| Treated Wood |  | 36 | 1,483 | 1,186 |  |

|              |  |   |       |       |  |
|--------------|--|---|-------|-------|--|
| Water/Sewer  |  |   |       |       |  |
| Public Water |  | 1 | 1,494 | 1,195 |  |
| Public Sewer |  | 1 | 1,494 | 1,195 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 2,767 | 2,214 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Fireplaces       |  |   |       |       |  |
| Interior 2 Story |  | 1 | 6,649 | 5,319 |  |

Totals: 100,648 80,520

Notes: BLDG3 UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 152,988

2026 Est. T.C.V. 006-802-008-00 = 402,988

Est. TCV/Total Floor Area = 578.18, Most recent sale 12/05/2014 for 135,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 172,800       | 172,800 | 172,800 | 81,380       | 2.70 |  |

|                         |        |           |                |        |  |
|-------------------------|--------|-----------|----------------|--------|--|
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses |  |
| 0                       | 28,700 | 0         | 2,197          | 0      |  |

|               |         |         |        |             |         |
|---------------|---------|---------|--------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped | ->Taxable<- | PRE/MBT |
| 201,500       | 201,500 | 201,500 | 83,577 | 83,577      | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-802-009-00   | 2026 Est. T.C.V.    | MURAWKA MICHAEL C & AMY T |
| Property Class: 407 |                     | 9 SOUTH VLG               |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L277 P397 L409 P41 L415 P349-350/95 UNIT 9 SOUTH VILLAGE CONDOMINIUM REC IN L227  
P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00  | 000          | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 505     |          |            |
|                             |                    |            | Total:  | 68,015   | 54,412     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,161      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 36      | 1,483    | 1,186      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,195      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,195      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,214      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 2 Story   |            | 1       | 6,649    | 5,319      |
|                             |                    |            | Totals: | 83,353   | 66,682     |

Notes: BLDG9, LOWER

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 126,696

2026 Est. T.C.V. 006-802-009-00 = 376,696

Est. TCV/Total Floor Area = 745.93, Most recent sale 12/19/1995 for 70,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 159,800       | 159,800    | 159,800 | 66,145       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,500     | 0       | 0            | 1,785          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 188,300       | 188,300    | 188,300 | 67,930       | 67,930         | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-802-010-00   | 2026 Est. T.C.V.    | HANNIGAN MARY LOU TRUST |
| Property Class: 407 |                     | 10 SOUTH VLG            |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L275 P839/87 UNIT 10 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N  
R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate       | %Adj.        | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|------------|--------------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100        | 100          |        | 250,000 |
|                          | 0.00     | Total Acres |         |              | Total Est. | Land Value = |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 515 SF Floor Area = 697 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
| 1 Story | Siding   | Overhang   | 182    |          |            |
|         |          |            | Total: | 85,310   | 68,250     |

#### Other Additions/Adjustments

|                    |   |             |
|--------------------|---|-------------|
| Plumbing           |   |             |
| Average Fixture(s) | 1 | 1,451 1,161 |

|              |    |             |
|--------------|----|-------------|
| Deck         |    |             |
| Treated Wood | 36 | 1,483 1,186 |

|              |   |             |
|--------------|---|-------------|
| Water/Sewer  |   |             |
| Public Water | 1 | 1,494 1,195 |
| Public Sewer | 1 | 1,494 1,195 |

|                  |   |             |
|------------------|---|-------------|
| Built-Ins        |   |             |
| Appliance Allow. | 1 | 2,767 2,214 |

|                  |   |             |
|------------------|---|-------------|
| Fireplaces       |   |             |
| Interior 2 Story | 1 | 6,649 5,319 |

Totals: 100,648 80,520

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 152,988

2026 Est. T.C.V. 006-802-010-00 = 402,988

Est. TCV/Total Floor Area = 578.18

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 172,800                 | 172,800 | 172,800   | 61,632         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,700  | 0         | 1,664          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 201,500                 | 201,500 | 201,500   | 63,296         | 63,296      | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-802-011-00   | 2026 Est. T.C.V.    | MITCHEL THOMSON S & ELIZABETH A |
| Property Class: 407 |                     | 11 SOUTH VLG                    |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L282 P598 L341 P148/92 UNIT 11 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00  | 000          | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 505    |          |            |
|         |          |            | Total: | 68,015   | 54,412     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |
| Separate Shower    | 1 | 1,336 | 1,069 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,186 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 87,745 70,196

Notes: BLDG4 LOWER

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 133,372

2026 Est. T.C.V. 006-802-011-00 = 383,372

Est. TCV/Total Floor Area = 759.15, Most recent sale 09/18/2020 for 180,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 163,300                 | 163,300 | 163,300   | 91,233         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,400  | 0         | 2,463          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 191,700                 | 191,700 | 191,700   | 93,696         | 93,696      | 0       |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-802-012-00   | 2026 Est. T.C.V.    | FORMICOLA JOSEPH & LEIGH |
| Property Class: 407 |                     | 12 SOUTH VLG             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L288 P343 L343 P142-144 L392 P69/94 L815 P424/04 UNIT 12 SOUTH VILLAGE  
 CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate                    | %Adj. | Reason | Value   |
|--------------------------|----------|-------|-------------|--------------|-------------------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.00000 | 100                     | 100   |        | 250,000 |
|                          | 0.00     |       | Total Acres |              | Total Est. Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
 Ground Area = 515 SF Floor Area = 697 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
| 1 Story | Siding   | Overhang   | 182    |          |            |
|         |          |            | Total: | 85,310   | 68,250     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| Separate Shower    | 1 | 1,336 | 1,069 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,186 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 101,984 81,589

Notes: BLDG4 UPPER&LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 155,019

2026 Est. T.C.V. 006-802-012-00 = 405,019

Est. TCV/Total Floor Area = 581.09, Most recent sale 01/19/2022 for 259,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 173,800                 | 173,800 | 173,800   | 109,445        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 28,700  | 0         | 2,955          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 202,500                 | 202,500 | 202,500   | 112,400        | 112,400     | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-802-013-00   | 2026 Est. T.C.V.    | BAHR DAVID & KASSANDRA |
| Property Class: 407 |                     | 13 SOUTH VLG           |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L287 P646 L330 P1 L514 P834 DC L514 P833L631 P885/02 UNIT 13 SOUTH VILLAGE  
 CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth      | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00  | 000          | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est. | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 505 SF Floor Area = 505 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 505    |          |            |
|         |          |            | Total: | 73,025   | 62,071     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,233 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,261 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,270 |
| Public Sewer |  |  | 1 | 1,494 | 1,270 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,352 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,652 |

Totals: 88,363 75,109

Notes: BLDG5 LOWER FLAT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 142,707

2026 Est. T.C.V. 006-802-013-00 = 392,707

Est. TCV/Total Floor Area = 777.64, Most recent sale 06/01/2023 for 280,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 167,300       | 167,300    | 167,300 | 137,226      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 29,100     | 0       | 0            | 3,705          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 196,400       | 196,400    | 196,400 | 140,931      | 140,931        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-802-014-00   | 2026 Est. T.C.V.    | SHEFFER CAROLYNE G   |
| Property Class: 407 |                     | 14 SOUTH VLG         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L377 P464/93 DC L458 P733 L701 P602/03 UNIT 14 SOUTH VILLAGE CONDOMINIUM REC IN  
L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.00 | 000  | 100   |                         | 250,000 |
|                          | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 515 SF Floor Area = 515 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
|         |          |            | Total: | 69,203   | 58,823     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| Separate Shower    | 1 | 1,336 | 1,136 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 70 | 2,078 | 1,766 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,652 |
|------------------|---|-------|-------|

Totals: 86,472 73,502

Notes: BLDG5, UPPER, 1 BDRM 1 BATH, NO LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 139,654

2026 Est. T.C.V. 006-802-014-00 = 389,654

Est. TCV/Total Floor Area = 756.61, Most recent sale 06/15/2016 for 123,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 166,100                 | 166,100 | 166,100   | 74,793         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,700  | 0         | 2,019          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 194,800                 | 194,800 | 194,800   | 76,812         | 76,812      | 76,812  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-802-015-00   | 2026 Est. T.C.V.    | DAVIS K ROGER & DEBROAH N |
| Property Class: 407 |                     | 15 SOUTH VLG              |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L393 P655/94 L554 P75/00 L668 P518/02 UNIT 15 SOUTH VILLAGE CONDOMINIUM REC IN  
L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.00 | 000  | 100   |                         | 250,000 |
|                          | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 505    |          |            |
|         |          |            | Total: | 68,015   | 54,412     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| Separate Shower    | 1 | 1,336 | 1,069 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,186 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 84,689 67,751

Notes: BLDG5, LOWER FLAT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 128,727

2026 Est. T.C.V. 006-802-015-00 = 378,727

Est. TCV/Total Floor Area = 749.95, Most recent sale 11/20/2015 for 120,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 160,900                 | 160,900 | 160,900   | 72,553         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 28,500  | 0         | 1,958          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 189,400                 | 189,400 | 189,400   | 74,511         | 74,511      | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-802-016-00   | 2026 Est. T.C.V.    | JOHNSTONE SANDRA REV L TRUST |
| Property Class: 407 |                     | 16 SOUTH VLG                 |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L271 P324 L374 P858/93 UNIT 16 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate                    | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|-------------------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100                     | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         |              | Total Est. Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 515 SF Floor Area = 697 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
| 1 Story | Siding   | Overhang   | 182    |          |            |
|         |          |            | Total: | 90,419   | 72,337     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,186 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,319 |

Totals: 105,757 84,607

Notes: BLDG5 UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 160,753

2026 Est. T.C.V. 006-802-016-00 = 410,753

Est. TCV/Total Floor Area = 589.32, Most recent sale 11/10/1993 for 63,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 176,300                 | 176,300 | 176,300   | 62,289         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 29,100  | 0         | 1,681          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 205,400                 | 205,400 | 205,400   | 63,970         | 63,970      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-802-017-00   | 2026 Est. T.C.V.    | DEWITT ANGELA M      |
| Property Class: 407 |                     | 17 SOUTH VLG         |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L270 P754 L471 P492/98 L689 P353/02 L906 P942/06 UNIT 17 SOUTH VILLAGE  
 CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100          | 100   |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
 Ground Area = 513 SF Floor Area = 695 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 513  |          |            |
| 1 Story | Siding   | Overhang   | 182  |          |            |
|         |          | Total:     |      | 85,076   | 72,314     |

Other Additions/Adjustments

|                    |   |             |
|--------------------|---|-------------|
| Plumbing           |   |             |
| Average Fixture(s) | 1 | 1,451 1,233 |

|              |    |             |
|--------------|----|-------------|
| Deck         |    |             |
| Treated Wood | 36 | 1,483 1,261 |

|              |   |             |
|--------------|---|-------------|
| Water/Sewer  |   |             |
| Public Water | 1 | 1,494 1,270 |
| Public Sewer | 1 | 1,494 1,270 |

|                  |   |             |
|------------------|---|-------------|
| Built-Ins        |   |             |
| Appliance Allow. | 1 | 2,767 2,352 |

|                  |   |             |
|------------------|---|-------------|
| Fireplaces       |   |             |
| Interior 2 Story | 1 | 6,649 5,652 |

|                   |  |     |
|-------------------|--|-----|
| Lump Sum Items    |  |     |
| STAND ALONG CONDO |  | 0 0 |

Totals: 100,414 85,352

Notes: STAND ALONE

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 162,169

2026 Est. T.C.V. 006-802-017-00 = 412,169

Est. TCV/Total Floor Area = 593.05, Most recent sale 01/28/2022 for 259,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 177,200       | 177,200    | 177,200 | 114,642      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,900     | 0       | 0            | 3,095          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 206,100       | 206,100    | 206,100 | 117,737      | 117,737        | 117,737 |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-802-027-00   | 2026 Est. T.C.V.    | SMITH VON & CAROLYN IRR TRUST |
| Property Class: 407 |                     | 18 SOUTH VLG                  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L310 P234/90 L310 P819/90 UNIT 27 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| H802 SOUTH SOUTH VILLAGE |          |             | 1 Units | 250000.00000 | 100          |       |        | 250,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 505     |          |            |
|                             |                    |            | Total:  | 68,015   | 54,412     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,161      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 36      | 1,483    | 1,186      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,195      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,195      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,214      |
| Fireplaces                  |                    |            |         |          |            |
|                             | Interior 2 Story   |            | 1       | 6,649    | 5,319      |
|                             |                    |            | Totals: | 83,353   | 66,682     |

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 126,696

|                                                                            |         |                |
|----------------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-802-027-00                                            | =       | 376,696        |
| Est. TCV/Total Floor Area = 745.93, Most recent sale 05/04/1990 for 79,900 |         |                |
| 2025 Assessed                                                              | MBOR    | S.E.V.         |
| 159,800                                                                    | 159,800 | 159,800        |
|                                                                            |         | Base for Cap   |
|                                                                            |         | 61,632         |
|                                                                            |         | IRM            |
|                                                                            |         | 2.70           |
| 2026 New Eq. Adjustment                                                    | Loss    | Additions      |
| 0                                                                          | 28,500  | 0              |
|                                                                            |         | Tax Adjustment |
|                                                                            |         | 1,664          |
|                                                                            |         | Losses         |
|                                                                            |         | 0              |
| 2026 Assessed                                                              | MBOR    | S.E.V.         |
| 188,300                                                                    | 188,300 | 188,300        |
|                                                                            |         | Capped         |
|                                                                            |         | 63,296         |
|                                                                            |         | ->Taxable<-    |
|                                                                            |         | 63,296         |
|                                                                            |         | PRE/MBT        |
|                                                                            |         | 0              |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-802-028-00   | 2026 Est. T.C.V.    | CREAN WILLIAM R & PATRICIA K TRUST |
| Property Class: 407 |                     | 19 SOUTH VLG                       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L310 P234 L378 P725/94 L704 P574/03 UNIT 28 SOUTH VILLAGE CONDOMINIUM REC IN  
L227 P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth         | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|---------------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.000000 | 100  | 100   |                         | 250,000 |
|                          | 0.00     |       | Total Acres |               |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 515 SF Floor Area = 697 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
| 1 Story | Siding   | Overhang   | 182    |          |            |
|         |          |            | Total: | 83,348   | 66,680     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,186 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,319 |

Totals: 98,686 78,950

Notes: UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 150,005

2026 Est. T.C.V. 006-802-028-00 = 400,005

Est. TCV/Total Floor Area = 573.90, Most recent sale 01/31/2003 for 176,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 171,300                 | 171,300 | 171,300   | 80,072         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,700  | 0         | 2,161          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 200,000                 | 200,000 | 200,000   | 82,233         | 82,233      | 0       |



|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-802-029-00   | 2026 Est. T.C.V.    | GALARDI DON E & DIEDRE L |
| Property Class: 407 |                     | 20 SOUTH VLG             |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L310 P234 L371 P927 L512 P914/99 UNIT 29 SOUTH VILLAGE CONDOMINIUM REC IN L227  
P192-250 SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.00000 | 100  |       |                         | 250,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 505 SF Floor Area = 505 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 505    |          |            |
|         |          |            | Total: | 66,091   | 54,196     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,190 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 36 | 1,483 | 1,216 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,225 |
| Public Sewer |  |  | 1 | 1,494 | 1,225 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,269 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 5,452 |

|         |        |        |
|---------|--------|--------|
| Totals: | 81,429 | 66,773 |
|---------|--------|--------|

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 126,869

2026 Est. T.C.V. 006-802-029-00 = 376,869

Est. TCV/Total Floor Area = 746.28, Most recent sale 05/19/1999 for 79,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 159,800       | 159,800    | 159,800 | 69,451       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 28,600     | 0       | 0            | 1,875          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 188,400       | 188,400    | 188,400 | 71,326       | 71,326         | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-802-030-00   | 2026 Est. T.C.V.    | DOOLITTLE JAMES E SUZETTE M |
| Property Class: 407 |                     | 21 SOUTH VLG                |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L306 P591 L411 P614/95 UNIT 30 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth         | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|---------------|------|-------|-------------------------|---------|
| H802 SOUTH SOUTH VILLAGE |          |       | 1 Units     | 250000.000000 | 100  |       |                         | 250,000 |
|                          |          | 0.00  | Total Acres |               |      |       | Total Est. Land Value = | 250,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 515 SF Floor Area = 515 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 515    |          |            |
|         |          |            | Total: | 74,312   | 59,451     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| Separate Shower    | 1 | 1,336 | 1,069 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 36 | 1,483 | 1,186 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 5,319 |
|------------------|---|-------|-------|

Totals: 90,986 72,790

Notes: UPPER & NO LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 138,301

2026 Est. T.C.V. 006-802-030-00 = 388,301

Est. TCV/Total Floor Area = 753.98, Most recent sale 07/06/2015 for 129,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 165,300                 | 165,300 | 165,300   | 73,185         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 28,900  | 0         | 1,975          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 194,200                 | 194,200 | 194,200   | 75,160         | 75,160      | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-803-001-00   | 2026 Est. T.C.V.    | JOHNSON CLARK CUMINGS |
| Property Class: 407 |                     | 1 STONY BROOK LODGE   |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L523 P498 L527 P543/99 UNIT 1 STONY BROOK LODGE CONDOMINIUM REC IN L455  
P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00000 | 100  |       |                         | 160,000 |
|                      |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 907 SF Floor Area = 907 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 907    |          |            |
|         |          |            | Total: | 159,964  | 135,968    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,334 | 1,134 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 184,871 157,140

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 298,566

2026 Est. T.C.V. 006-803-001-00 = 458,566

Est. TCV/Total Floor Area = 505.59, Most recent sale 11/11/2020 for 210,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 204,400                 | 204,400 | 204,400   | 128,220        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 24,900  | 0         | 3,461          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 229,300                 | 229,300 | 229,300   | 131,681        | 131,681     | 131,681 |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-002-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 3 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 2 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------|-------------|--------------|------------|--------------|--------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00000 | 100        | 100          |        | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 588 SF Floor Area = 588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 588    |          |            |
|         |          |            | Total: | 106,449  | 90,479     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 124,640 105,942

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 201,290

2026 Est. T.C.V. 006-803-002-00 = 361,290

Est. TCV/Total Floor Area = 614.44

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 159,100       | 159,100    | 159,100 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,500     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 180,600       | 180,600    | 180,600 | 47,975       | 47,975         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-003-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 4 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498 L540 P510/00 L584 P083/01 UNIT 3 STONY BROOK LODGE CONDOMINIUM REC IN  
L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| STONYBROOK < 600SQFT |          |             | 1 Units | 160000.00000 | 100          | 100   |        | 160,000 |
|                      | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 588 SF Floor Area = 588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 588    |          |            |
|         |          |            | Total: | 106,449  | 90,479     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 124,640 105,942

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 201,290

2026 Est. T.C.V. 006-803-003-00 = 361,290

Est. TCV/Total Floor Area = 614.44, Most recent sale 04/14/2000 for 165,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 159,100       | 159,100    | 159,100 | 61,736       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,500     | 0       | 0            | 1,666          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 180,600       | 180,600    | 180,600 | 63,402       | 63,402         | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-004-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 5 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 4 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00000 | 100        | 100   |              | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 558 SF Floor Area = 558 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 558    |          |            |
|         |          |            | Total: | 101,329  | 86,128     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 119,520 101,591

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 193,023

2026 Est. T.C.V. 006-803-004-00 = 353,023

Est. TCV/Total Floor Area = 632.66

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 155,300       | 155,300    | 155,300 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,200     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 176,500       | 176,500    | 176,500 | 47,975       | 47,975         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-803-005-00   | 2026 Est. T.C.V.    | HENCH RITA PERSICONE TRUST |
| Property Class: 407 |                     | 6 STONY BROOK LODGE        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L483 P670/98 UNIT 5 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T28N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| STONYBROOK < 600SQFT |          |             | 1 Units | 160000.00000 | 100        |       |              | 160,000 |
|                      | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 575 SF Floor Area = 575 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 575    |          |            |
|         |          |            | Total: | 104,215  | 88,582     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 122,406 104,045

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 197,686

2026 Est. T.C.V. 006-803-005-00 = 357,686

Est. TCV/Total Floor Area = 622.06, Most recent sale 01/31/2025 for 350,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 157,400       | 157,400    | 157,400 | 101,618      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,400     | 0       | 0            | 77,182         | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 178,800       | 178,800    | 178,800 | 104,361      | 178,800        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-006-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 7 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 6 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T28N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| STONYBROOK < 600SQFT |          |             | 1 Units | 160000.00000 | 100        | 100   |              | 160,000 |
|                      | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 575 SF Floor Area = 575 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 575    |          |            |
|         |          |            | Total: | 104,215  | 88,582     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 122,406 104,045

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 197,686

2026 Est. T.C.V. 006-803-006-00 = 357,686

Est. TCV/Total Floor Area = 622.06

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 157,400       | 157,400    | 157,400 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,400     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 178,800       | 178,800    | 178,800 | 47,975       | 47,975         | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-007-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 8 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 7 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T28N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------------|------------|-------|--------------|---------|
| STONYBROOK < 600SQFT |          |             | 1 Units | 160000.00000 | 100        |       |              | 160,000 |
|                      | 0.00     | Total Acres |         |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 552 SF Floor Area = 552 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 552    |          |            |
|         |          |            | Total: | 100,280  | 85,237     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 118,471 100,700

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 191,330

2026 Est. T.C.V. 006-803-007-00 = 351,330

Est. TCV/Total Floor Area = 636.47

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 154,500       | 154,500    | 154,500 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,200     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 175,700       | 175,700    | 175,700 | 47,975       | 47,975         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-008-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 9 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 8 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00000 | 100        | 100   |              | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 894 SF Floor Area = 894 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 894    |          |            |
|         |          |            | Total: | 157,935  | 134,244    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,334 | 1,134 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 182,842 155,416

Notes:

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 295,290

2026 Est. T.C.V. 006-803-008-00 = 455,290

Est. TCV/Total Floor Area = 509.27

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 202,900                 | 202,900 | 202,900   | 46,714         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 24,700  | 0         | 1,261          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 227,600                 | 227,600 | 227,600   | 47,975         | 47,975      | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-803-009-00   | 2026 Est. T.C.V.    | JORDAN-TANK ANNA TRUST & |
| Property Class: 407 |                     | 11 STONY BROOK LODGE     |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L523 P498 L538 P594/00 L616 P432/01 L676 P370/02 L680 P257/02 L867 P994/05 UNIT  
 9 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC  
 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| STONYBROOK >700 SQFT |          |       | 1           | Units | 160000                  | 0.00000 | 100    | 160,000 |
|                      |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
 Ground Area = 907 SF Floor Area = 907 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 907    |          |            |
|         |          |            | Total: | 159,964  | 135,968    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,334 | 1,134 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 184,871 157,140

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 298,566

2026 Est. T.C.V. 006-803-009-00 = 458,566

Est. TCV/Total Floor Area = 505.59, Most recent sale 05/20/2021 for 305,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 204,400                 | 204,400 | 204,400 | 141,857      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 24,900  | 0       | 0            | 3,830          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 229,300                 | 229,300 | 229,300 | 145,687      | 145,687        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-010-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 13 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 10 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00 | 000  | 100   |                         | 160,000 |
|                      |          | 0.00  | Total Acres |           |      |       | Total Est. Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 588 SF Floor Area = 588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 588    |          |            |
|         |          |            | Total: | 106,449  | 90,479     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 124,640 105,942

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 201,290

2026 Est. T.C.V. 006-803-010-00 = 361,290

Est. TCV/Total Floor Area = 614.44

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 159,100       | 159,100    | 159,100 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,500     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 180,600       | 180,600    | 180,600 | 47,975       | 47,975         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-011-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 14 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 11 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00 | 000  | 100   |                         | 160,000 |
|                      |          | 0.00  | Total Acres |           |      |       | Total Est. Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 588 SF Floor Area = 588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 588    |          |            |
|         |          |            | Total: | 106,449  | 90,479     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 124,640 105,942

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 201,290

2026 Est. T.C.V. 006-803-011-00 = 361,290

Est. TCV/Total Floor Area = 614.44

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 159,100       | 159,100    | 159,100 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,500     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 180,600       | 180,600    | 180,600 | 47,975       | 47,975         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-012-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 15 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 12 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth        | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------------|---------|--------------|-------------------------|-------|--------|---------|
| STONYBROOK < 600SQFT |          |             | 1 Units | 160000.00000 | 100                     |       |        | 160,000 |
|                      | 0.00     | Total Acres |         |              | Total Est. Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 556 SF Floor Area = 556 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 556    |          |            |
|         |          |            | Total: | 100,973  | 85,827     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 119,164 101,290

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 192,451

2026 Est. T.C.V. 006-803-012-00 = 352,451

Est. TCV/Total Floor Area = 633.90

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 155,000       | 155,000    | 155,000 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,200     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 176,200       | 176,200    | 176,200 | 47,975       | 47,975         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-013-00   | 2026 Est. T.C.V.    | KONOP SUSAN E TRUST  |
| Property Class: 407 |                     | 16 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L483 P022/98 L679 P537/02 UNIT 13 STONY BROOK LODGE CONDOMINIUM REC IN L455  
P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00000 | 100        | 100   |              | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 757 SF Floor Area = 757 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 757    |          |            |
|         |          |            | Total: | 135,517  | 115,188    |

## Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 153,708 130,651

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 248,237

2026 Est. T.C.V. 006-803-013-00 = 408,237

Est. TCV/Total Floor Area = 539.28, Most recent sale 11/01/2002 for 310,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 180,600       | 180,600    | 180,600 | 107,318      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 23,500     | 0       | 0            | 2,897          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 204,100       | 204,100    | 204,100 | 110,215      | 110,215        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-014-00   | 2026 Est. T.C.V.    | DILLON RITA A TRUST  |
| Property Class: 407 |                     | 17 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L482 P981/98 L745 P378/03 L815 P291/04 UNIT 14 STONY BROOK LODGE CONDOMINIUM REC  
IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|--------------|-------------------------|-------|--------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00000 | 100                     |       |        | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 575 SF Floor Area = 575 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 575    |          |            |
|         |          |            | Total: | 104,215  | 88,582     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 122,406 104,045

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 197,686

2026 Est. T.C.V. 006-803-014-00 = 357,686

Est. TCV/Total Floor Area = 622.06, Most recent sale 07/29/2004 for 256,900

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 157,400       | 157,400    | 157,400 | 87,006       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,400     | 0       | 0            | 2,349          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 178,800       | 178,800    | 178,800 | 89,355       | 89,355         | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-015-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 18 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 15 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00 | 000  | 100   |                         | 160,000 |
|                      |          | 0.00  | Total Acres |           |      |       | Total Est. Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 552 SF Floor Area = 552 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 552    |          |            |
|         |          |            | Total: | 100,280  | 85,237     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 118,471 100,700

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 191,330

2026 Est. T.C.V. 006-803-015-00 = 351,330

Est. TCV/Total Floor Area = 636.47

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 154,500       | 154,500    | 154,500 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,200     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 175,700       | 175,700    | 175,700 | 47,975       | 47,975         | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-803-016-00   | 2026 Est. T.C.V.    | STONY BROOK LODGE 1920 LLC |
| Property Class: 407 |                     | 19 STONY BROOK LODGE       |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L481 P865/98 L923 P674/06 UNIT 16 STONY BROOK LODGE CONDOMINIUM REC IN L455  
P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00000 | 100        |       |              | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 873 SF Floor Area = 873 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 873    |          |            |
|         |          |            | Total: | 154,633  | 131,438    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,334 | 1,134 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 179,540 152,610

Notes:

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 289,959

2026 Est. T.C.V. 006-803-016-00 = 449,959

Est. TCV/Total Floor Area = 515.42, Most recent sale 03/08/2019 for 235,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 200,400                 | 200,400 | 200,400   | 124,697        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 24,600  | 0         | 3,366          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 225,000                 | 225,000 | 225,000   | 128,063        | 128,063     | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-803-017-00   | 2026 Est. T.C.V.    | GORDON HARVEY C TRUST |
| Property Class: 407 |                     | 21 STONY BROOK LODGE  |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L482 P822/98 L760 P194/03 UNIT 17 STONY BROOK LODGE CONDOMINIUM REC IN L455  
P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00000 | 100        |       |              | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 588 SF Floor Area = 588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 588    |          |            |
|         |          |            | Total: | 106,449  | 90,479     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 124,640 105,942

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 201,290

2026 Est. T.C.V. 006-803-017-00 = 361,290

Est. TCV/Total Floor Area = 614.44, Most recent sale 09/30/2023 for 325,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 159,100       | 159,100    | 159,100 | 124,854      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,500     | 0       | 0            | 3,371          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 180,600       | 180,600    | 180,600 | 128,225      | 128,225        | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-803-018-00   | 2026 Est. T.C.V.    | VEENSTRA ROBERT B & SUSAN E |
| Property Class: 407 |                     | 22 STONY BROOK LODGE        |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L507 P698/99 UNIT 18 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|--------------|-------------------------|-------|--------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00000 | 100                     | 100   |        | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 588 SF Floor Area = 588 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 588    |          |            |
|         |          |            | Total: | 106,449  | 90,479     |

## Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 124,640 105,942

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 201,290

2026 Est. T.C.V. 006-803-018-00 = 361,290

Est. TCV/Total Floor Area = 614.44, Most recent sale 03/19/2021 for 205,200

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 159,100       | 159,100    | 159,100 | 103,210      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,500     | 0       | 0            | 2,786          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 180,600       | 180,600    | 180,600 | 105,996      | 105,996        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-019-00   | 2026 Est. T.C.V.    | FISHMAN COMMERCE LLC |
| Property Class: 407 |                     | 23 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 L584 P084/01 L695 P926/02 L784 P522/04 UNIT 19 STONY BROOK LODGE  
CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00000 | 100  |       |                         | 160,000 |
|                      |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 767 SF Floor Area = 767 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 767    |          |            |
|         |          |            | Total: | 137,254  | 116,665    |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 155,445 132,128

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 251,043

2026 Est. T.C.V. 006-803-019-00 = 411,043

Est. TCV/Total Floor Area = 535.91, Most recent sale 03/19/2021 for 233,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 181,900       | 181,900    | 181,900 | 119,805      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 23,600     | 0       | 0            | 3,234          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 205,500       | 205,500    | 205,500 | 123,039      | 123,039        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-020-00   | 2026 Est. T.C.V.    | FISHMAN COMMERCE LLC |
| Property Class: 407 |                     | 24 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L480 P139&140 L541 P998/00 UNIT 20 STONY BROOK LODGE CONDOMINIUM REC IN L455  
P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------|-------------|--------------|------------|--------------|--------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00000 | 100        | 100          |        | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 757 SF Floor Area = 757 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 757    |          |            |
|         |          |            | Total: | 135,517  | 115,188    |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 153,708 130,651

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 248,237

2026 Est. T.C.V. 006-803-020-00 = 408,237

Est. TCV/Total Floor Area = 539.28, Most recent sale 03/08/2021 for 235,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 180,600       | 180,600    | 180,600 | 118,554      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 23,500     | 0       | 0            | 3,200          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 204,100       | 204,100    | 204,100 | 121,754      | 121,754        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-021-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 25 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 21 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|----------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00 | 000  | 100   |                         | 160,000 |
|                      |          | 0.00  | Total Acres |           |      |       | Total Est. Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 575 SF Floor Area = 575 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 575    |          |            |
|         |          |            | Total: | 104,215  | 88,582     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 122,406 104,045

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 197,686

2026 Est. T.C.V. 006-803-021-00 = 357,686

Est. TCV/Total Floor Area = 622.06

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 157,400       | 157,400    | 157,400 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,400     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 178,800       | 178,800    | 178,800 | 47,975       | 47,975         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-022-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 26 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 22 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth        | Rate                    | %Adj. | Reason | Value   |
|----------------------|----------|-------|-------------|--------------|-------------------------|-------|--------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00000 | 100                     |       |        | 160,000 |
|                      |          | 0.00  | Total Acres |              | Total Est. Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 552 SF Floor Area = 552 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 552    |          |            |
|         |          |            | Total: | 100,280  | 85,237     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 2,136 | 1,816 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 28 | 1,334 | 1,134 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,914 | 1,627 |
| Public Sewer |  |  | 1 | 1,914 | 1,627 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 3,976 | 3,380 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 1 Story |  |  | 1 | 6,917 | 5,879 |

Totals: 118,471 100,700

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 191,330

2026 Est. T.C.V. 006-803-022-00 = 351,330

Est. TCV/Total Floor Area = 636.47

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 154,500       | 154,500    | 154,500 | 46,714       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 21,200     | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 175,700       | 175,700    | 175,700 | 47,975       | 47,975         | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-803-023-00   | 2026 Est. T.C.V.    | THOMAS & ANDREW LLC  |
| Property Class: 407 |                     | 27 STONY BROOK LODGE |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L523 P498/99 UNIT 23 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND  
L863 P182-193 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| STONYBROOK >700 SQFT |          |       | 1 Units     | 160000.00 | 000        | 100   |              | 160,000 |
|                      |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 873 SF Floor Area = 873 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 873    |          |            |
|         |          |            | Total: | 154,633  | 131,438    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 28 | 1,334 | 1,134 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

Totals: 179,540 152,610

Notes:

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 289,959

2026 Est. T.C.V. 006-803-023-00 = 449,959

Est. TCV/Total Floor Area = 515.42

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 200,400                 | 200,400 | 200,400   | 46,714         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 24,600  | 0         | 1,261          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 225,000                 | 225,000 | 225,000   | 47,975         | 47,975      | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-803-024-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC     |
| Property Class: 407 |                     | STONY BROOK MTG CENTER |
| Map #: 21           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

UNIT 24 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

\* Factors \*

| Description          | Frontage | Depth | Front       | Depth     | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------|-------------|-----------|------------|-------|--------------|---------|
| STONYBROOK < 600SQFT |          |       | 1 Units     | 160000.00 | 000        | 100   |              | 160,000 |
|                      |          | 0.00  | Total Acres |           | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool  
Ground Area = 3865 SF Floor Area = 3865 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 50     |          |            |
| 1 Story | Siding   | Slab       | 212    |          |            |
| 1 Story | Siding   | Slab       | 3,603  |          |            |
|         |          |            | Total: | 569,929  | 455,942    |

Other Additions/Adjustments

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 2,136 | 1,709 |  |
| 3 Fixture Bath     |  | 1 | 6,716 | 5,373 |  |

|              |  |    |       |       |  |
|--------------|--|----|-------|-------|--|
| Deck         |  |    |       |       |  |
| Treated Wood |  | 28 | 1,334 | 1,067 |  |

|              |  |   |       |       |  |
|--------------|--|---|-------|-------|--|
| Water/Sewer  |  |   |       |       |  |
| Public Water |  | 1 | 1,914 | 1,531 |  |
| Public Sewer |  | 1 | 1,914 | 1,531 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 3,976 | 3,181 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Fireplaces       |  |   |       |       |  |
| Interior 1 Story |  | 1 | 6,917 | 5,534 |  |

Totals: 594,836 475,868

Notes: LOBBY AREA

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 904,149

2026 Est. T.C.V. 006-803-024-00 = 1,064,149

Est. TCV/Total Floor Area = 275.33

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 483,800                 | 483,800 | 483,800 | 46,714       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 48,300  | 0       | 0            | 1,261          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 532,100                 | 532,100 | 532,100 | 47,975       | 47,975         | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-805-001-00   | 2026 Est. T.C.V.    | WADSWORTH ERIC & TRACI |
| Property Class: 407 |                     | 1 SUN DANCE            |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L269 P735 L673 P71 L673 P74/02 UNIT 1 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 715 SF Floor Area = 1430 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 715    |          |            |
|         |          |            | Total: | 209,553  | 178,120    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 127 | 3,198 | 2,718 |
|--------------|-----|-------|-------|

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 90 | 4,775 | 4,059 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,117 |
|----------------|---|-------|-------|

Totals: 244,565 207,881

Notes: LOWER & MAIN 3 BR

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 644,431

2026 Est. T.C.V. 006-805-001-00 = 974,431

Est. TCV/Total Floor Area = 681.42, Most recent sale 03/06/2020 for 585,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 465,200                 | 465,200 | 465,200   | 321,138        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 22,000  | 0         | 8,670          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 487,200                 | 487,200 | 487,200   | 329,808        | 329,808     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-002-00   | 2026 Est. T.C.V.    | DRAGONFLY IDEAS LLC  |
| Property Class: 407 |                     | 3 SUN DANCE          |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L249 P687/84 L591 P308&312 L595 P191/01 L676 P977/02 UNIT 2 SUN DANCE  
 CONDOMINIUM REC IN L220 P854-891 & L317 P249-278/2ND AMEND REC IN L637 P922-926  
 SEC 14 T29N R14W. 2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED  
 SUPERSEDES 1ST & 2ND AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

|                            |                   |             |        |          |
|----------------------------|-------------------|-------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Town Home         | CONDOMINIUM | Cls BC | Blt 1982 |
| Exterior Units: 1          | Interior Units: 0 | Roof:       |        |          |

(11) Heating System: Forced Heat & Cool  
 Ground Area = 653 SF Floor Area = 1306 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 653    |          |            |
|         |          |            | Total: | 200,160  | 170,137    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 212 | 11,247 | 9,560 |
| Wood Balcony | 135 | 7,162  | 6,088 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,117 |
|----------------|---|-------|-------|

##### Lump Sum Items

|                |  |       |       |
|----------------|--|-------|-------|
| END UNIT UPPER |  | 5,000 | 4,250 |
|----------------|--|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 243,892 | 207,311 |
|---------|---------|---------|

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 642,664

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-805-002-00 | = | 972,664 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 744.77, Most recent sale 09/28/2020 for 585,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 464,600                 | 464,600 | 464,600 | 314,915      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 21,700  | 0       | 0            | 8,502          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 486,300                 | 486,300 | 486,300 | 323,417      | 323,417        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-805-003-00   | 2026 Est. T.C.V.    | KAASA MAK A & TARA LUZOD TRUST |
| Property Class: 407 |                     | 5 SUN DANCE                    |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L225 P943 L292 P384 L306 P324 L507 P207 L776 P532/03 L807 P62/04 UNIT 3 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278/2ND AMEND REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

|                            |                   |             |        |          |
|----------------------------|-------------------|-------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Town Home         | CONDOMINIUM | Cls BC | Blt 1982 |
| Exterior Units: 1          | Interior Units: 0 | Roof:       |        |          |

(11) Heating System: Electric Wall Heat  
 Ground Area = 746 SF Floor Area = 1492 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 746    |          |            |
|         |          |            | Total: | 211,225  | 158,417    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,602  |
| 3 Fixture Bath     | 2 | 13,432 | 10,074 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,655 | 1,991 |
| Treated Wood | 105 | 2,772 | 2,079 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 134 | 7,109 | 5,332 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 253,586 | 190,186 |
|---------|---------|---------|

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 589,577

2026 Est. T.C.V. 006-805-003-00 = 919,577

Est. TCV/Total Floor Area = 616.34, Most recent sale 08/28/2020 for 490,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 439,200       | 439,200    | 439,200 | 301,061      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,600     | 0       | 0            | 8,128          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 459,800       | 459,800    | 459,800 | 309,189      | 309,189        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-004-00   | 2026 Est. T.C.V.    | LANGNAS ALAN N       |
| Property Class: 407 |                     | 7 SUN DANCE          |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L250 P435 L343 P119-120 L346 P292-293/92UNIT 4 SUN DANCE CONDOMINIUM REC IN L220  
P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W.  
2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 693 SF Floor Area = 1386 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 693    |          |            |
|         |          |            | Total: | 203,992  | 152,992    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

#### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 212 | 11,247 | 8,435 |
| Wood Balcony | 131 | 6,950  | 5,212 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 245,298 183,969

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 570,304

2026 Est. T.C.V. 006-805-004-00 = 900,304

Est. TCV/Total Floor Area = 649.57, Most recent sale 07/29/1992 for 162,500

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 429,700                 | 429,700 | 429,700 | 270,515      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 20,500  | 0       | 0            | 7,303          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 450,200                 | 450,200 | 450,200 | 277,818      | 277,818        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-805-005-00   | 2026 Est. T.C.V.    | ROSSITER KATHERINE C TRUST |
| Property Class: 407 |                     | 9 SUN DANCE                |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L221 P600 L417 P93 L486 P937/98 UNIT 5 SUN DANCE CONDOMINIUM REC IN L220  
P854-891 L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W.  
2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
AMENDMENTS.

#### Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat  
Ground Area = 715 SF Floor Area = 1430 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 715    |          |            |
|         |          |            | Total: | 203,733  | 152,799    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,655 | 1,991 |
| Treated Wood | 105 | 2,772 | 2,079 |

##### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 134 | 7,109 | 5,332 |
|--------------|-----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 239,378 179,531

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 556,546

2026 Est. T.C.V. 006-805-005-00 = 886,546

Est. TCV/Total Floor Area = 619.96, Most recent sale 09/09/1998 for 285,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 423,200       | 423,200    | 423,200 | 160,998      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,100     | 0       | 0            | 4,346          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 443,300       | 443,300    | 443,300 | 165,344      | 165,344        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-006-00   | 2026 Est. T.C.V.    | FINDLAY SUSAN S      |
| Property Class: 407 |                     | 11 SUN DANCE         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L380 P753-756 L411 P526 & 535/95 UNIT 6 SUN DANCE CONDOMINIUM REC IN L220  
P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W.  
2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
AMENDMENTS.

#### Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth         | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|---------------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 3300000.00000 | 100                     |       |        | 330,000 |
|                           |          | 0.00  | Total Acres |               | Total Est. Land Value = |       |        | 330,000 |

|                            |                   |             |        |          |
|----------------------------|-------------------|-------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Town Home         | CONDOMINIUM | Cls BC | Blt 1982 |
| Exterior Units: 1          | Interior Units: 0 | Roof:       |        |          |

(11) Heating System: Forced Heat & Cool  
Ground Area = 660 SF Floor Area = 1320 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 660    |          |            |
|         |          |            | Total: | 202,031  | 151,521    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

##### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 211 | 11,194 | 8,395 |
| Wood Balcony | 131 | 6,950  | 5,212 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 243,284 | 182,458 |
|---------|---------|---------|

Notes: UPPER

|                                          |         |
|------------------------------------------|---------|
| ECF (H805 SUN DANCE CONDO) 3.100 => TCV: | 565,620 |
|------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-805-006-00 | = | 895,620 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 678.50, Most recent sale 11/01/2016 for 480,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 428,200                 | 428,200 | 428,200 | 292,466      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 19,600  | 0       | 0            | 7,896          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 447,800                 | 447,800 | 447,800 | 300,362      | 300,362        | 0       |  |



|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-805-007-00   | 2026 Est. T.C.V.    | BERGMAN CHRIS E & DEVLIN STACEY L |
| Property Class: 407 |                     | 13 SUN DANCE                      |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L226 P307/81 L605 P165/01 UNIT 7 SUN DANCE CONDOMINIUM REC IN L220 P854-891 &  
 L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 REC 14 T29N R14W. 2023000210  
 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
 AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat  
 Ground Area = 714 SF Floor Area = 1428 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 714    |          |            |
|         |          |            | Total: | 203,502  | 162,802    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,229 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,655 | 2,124 |
| Treated Wood | 105 | 2,772 | 2,218 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 134 | 7,109 | 5,687 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

Totals: 239,147 191,319

Notes: LOWER & 1ST WITH EGRESS WINDOW / COMPLETED LOWER LEVEL

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 593,090

2026 Est. T.C.V. 006-805-007-00 = 923,090

Est. TCV/Total Floor Area = 646.42, Most recent sale 10/25/2017 for 535,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 440,200       | 440,200    | 440,200 | 262,888      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 21,300     | 0       | 0            | 7,097          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 461,500       | 461,500    | 461,500 | 269,985      | 269,985        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-008-00   | 2026 Est. T.C.V.    | DUNE R THING LLC     |
| Property Class: 407 |                     | 15 SUN DANCE         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L408 P663/95 L645 P748/02 L922 P380/06 L930 P379/07 UNIT 8 SUN DANCE CONDOMINIUM  
 REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14  
 T29N R14W. 2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED  
 SUPERSEDES 1ST & 2ND AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1           | Units | 3300000.00000           | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 660 SF Floor Area = 1320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 660    |          |            |
|         |          |            | Total: | 195,589  | 146,690    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

#### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 201 | 10,663 | 7,997 |
| Wood Balcony | 131 | 6,950  | 5,212 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 236,311 177,229

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 549,410

2026 Est. T.C.V. 006-805-008-00 = 879,410

Est. TCV/Total Floor Area = 666.22, Most recent sale 08/27/2018 for 500,000

|                         |         |         |              |                |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
| 420,100                 | 420,100 | 420,100 | 286,101      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 19,600  | 0       | 0            | 7,724          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 439,700                 | 439,700 | 439,700 | 293,825      | 293,825        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-805-009-00   | 2026 Est. T.C.V.    | HOLT STEVEN C & JO ELLYN TRUSTS |
| Property Class: 407 |                     | 17 SUN DANCE                    |
| Map #: 17.16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L233 P976/82 L281 P723/88 UNIT 9 SUN DANCE CONDOMINIUM REC IN L220 P854-891 &  
 L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210  
 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
 AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000    | 100   |              | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat  
 Ground Area = 746 SF Floor Area = 1492 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 746    |          |            |
|         |          |            | Total: | 211,225  | 158,417    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,655 | 1,991 |
| Treated Wood | 105 | 2,772 | 2,079 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 134 | 7,109 | 5,332 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 246,870 185,149

Notes: LOWER & MAIN

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 573,962

2026 Est. T.C.V. 006-805-009-00 = 903,962

Est. TCV/Total Floor Area = 605.87

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 431,200       | 431,200    | 431,200 | 160,998      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 20,800     | 0       | 0            | 4,346          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 452,000       | 452,000    | 452,000 | 165,344      | 165,344        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-805-010-00   | 2026 Est. T.C.V.    | CUMMINGS GLEN ARBOR LLC |
| Property Class: 407 |                     | 19 SUN DANCE            |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L269 P445 L420 P802/96 UNIT 10 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317  
 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF  
 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND AMENDMENTS.

#### Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1           | Units | 330000     | 0.00000 | 100          | 330,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 693 SF Floor Area = 1386 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 693    |          |            |
|         |          |            | Total: | 203,992  | 152,992    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

##### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 211 | 11,194 | 8,395 |
| Wood Balcony | 131 | 6,950  | 5,212 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 245,245 183,929

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 570,180

2026 Est. T.C.V. 006-805-010-00 = 900,180

Est. TCV/Total Floor Area = 649.48, Most recent sale 11/04/1986 for 155,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 429,600                 | 429,600 | 429,600 | 293,546      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 20,500  | 0       | 0            | 7,925          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 450,100                 | 450,100 | 450,100 | 301,471      | 301,471        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-805-011-00   | 2026 Est. T.C.V.    | RECTOR DELBERT & DIANNE J TRUST |
| Property Class: 407 |                     | 21 SUN DANCE                    |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L281 P123 L383 P944 L527 P661/99 UNIT 11 SUN DANCE CONDOMINIUM REC IN L220  
P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W.  
2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000    | 100   |              | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat  
Ground Area = 746 SF Floor Area = 1492 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 746    |          |            |
|         |          |            | Total: | 211,225  | 158,417    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,655 | 1,991 |
| Treated Wood | 105 | 2,772 | 2,079 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 134 | 7,109 | 5,332 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 246,870 185,149

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 573,962

2026 Est. T.C.V. 006-805-011-00 = 903,962

Est. TCV/Total Floor Area = 605.87, Most recent sale 03/29/1994 for 177,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 431,200       | 431,200    | 431,200 | 146,086      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,800     | 0       | 0            | 3,944          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 452,000       | 452,000    | 452,000 | 150,030      | 150,030        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-012-00   | 2026 Est. T.C.V.    | BAYLY ANNA TRUST     |
| Property Class: 407 |                     | 23 SUN DANCE         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L379 P427/94 UNIT 12 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278  
 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF 2025003241  
 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND AMENDMENTS.

# Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1           | Units | 330000     | 0.00000      | 100    | 330,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 693 SF Floor Area = 1386 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 693    |          |            |
|         |          |            | Total: | 203,992  | 152,992    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 211 | 11,194 | 8,395 |
| Wood Balcony | 131 | 6,950  | 5,212 |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 245,245 183,929

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 570,180

2026 Est. T.C.V. 006-805-012-00 = 900,180

Est. TCV/Total Floor Area = 649.48

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 429,600                 | 429,600 | 429,600   | 160,998        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 20,500  | 0         | 4,346          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 450,100                 | 450,100 | 450,100   | 165,344        | 165,344     | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-805-013-00   | 2026 Est. T.C.V.    | HEADRICK KRISTEN M REV TRUST |
| Property Class: 407 |                     | 25 SUN DANCE                 |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L256 P840/85 L287 P440/88 UNIT 13 SUN DANCE CONDOMINIUM REC IN L220 P854-891 &  
 L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210  
 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
 AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000    | 100   |              | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 330,000 |

|                            |                   |             |        |          |
|----------------------------|-------------------|-------------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Town Home         | CONDOMINIUM | Cls BC | Blt 1982 |
| Exterior Units: 1          | Interior Units: 0 | Roof:       |        |          |

(11) Heating System: Electric Wall Heat  
 Ground Area = 713 SF Floor Area = 1426 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 713    |          |            |
|         |          |            | Total: | 203,243  | 162,594    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,229 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,655 | 2,124 |
| Treated Wood | 105 | 2,772 | 2,218 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 134 | 7,109 | 5,687 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,934 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 238,888 | 191,111 |
|---------|---------|---------|

Notes: LOWER & 1ST FLOOR

|                                          |         |
|------------------------------------------|---------|
| ECF (H805 SUN DANCE CONDO) 3.100 => TCV: | 592,443 |
|------------------------------------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-805-013-00 | = | 922,443 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 646.87

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 439,900                 | 439,900 | 439,900   | 258,918        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 21,300  | 0         | 6,990          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 461,200                 | 461,200 | 461,200   | 265,908        | 265,908     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-014-00   | 2026 Est. T.C.V.    | ZAWACKI LAURA A      |
| Property Class: 407 |                     | 27 SUN DANCE         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L926 P741/06 UNIT 14 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278  
 2ND AMEND REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF 2025003241  
 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND AMENDMENTS.

#### Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1           | Units | 330000     | 0.00000      | 100    | 330,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 660 SF Floor Area = 1320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 660    |          |            |
|         |          |            | Total: | 195,589  | 146,690    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

##### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 212 | 11,247 | 8,435 |
| Wood Balcony | 131 | 6,950  | 5,212 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 236,895 177,667

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 550,768

2026 Est. T.C.V. 006-805-014-00 = 880,768

Est. TCV/Total Floor Area = 667.25, Most recent sale 12/28/2006 for 650,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 420,700                 | 420,700 | 420,700 | 286,618      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 19,700  | 0       | 0            | 7,738          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 440,400                 | 440,400 | 440,400 | 294,356      | 294,356        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-805-015-00   | 2026 Est. T.C.V.    | EMMET MARY TRUST     |
| Property Class: 407 |                     | 29 SUN DANCE         |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L256 P754 L283 P786 L436 P150-151/96 UNIT 15 SUN DANCE CONDOMINIUM REC IN L220  
P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W.  
2023000210 AFF 2025003241 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND  
AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 330000 | 0.00000                 | 100   |        | 330,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat  
Ground Area = 747 SF Floor Area = 1494 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 747    |          |            |
|         |          |            | Total: | 211,481  | 158,608    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 102 | 2,710 | 2,032 |
| Treated Wood | 105 | 2,772 | 2,079 |

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 136 | 7,215 | 5,411 |
|--------------|-----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

Totals: 247,287 185,460

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 574,927

2026 Est. T.C.V. 006-805-015-00 = 904,927

Est. TCV/Total Floor Area = 605.71, Most recent sale 12/23/1996 for 255,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 431,700       | 431,700    | 431,700 | 160,998      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,800     | 0       | 0            | 4,346          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 452,500       | 452,500    | 452,500 | 165,344      | 165,344        | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-805-016-00   | 2026 Est. T.C.V.    | ARNELL RICHARD A ESTATE TRUST & |
| Property Class: 407 |                     | 31 SUN DANCE                    |
| Map #: 17,16        | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L222 P201/81 UNIT 16 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278  
 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF 2025003241  
 AMENDED AND RESTATED MASTER DEED SUPERSEDES 1ST & 2ND AMENDMENTS.

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth         | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|---------------|------------|-------|--------------|---------|
| H805 SUNDA 1306 - 1492 SF |          |       | 1 Units     | 3300000.00000 | 100        |       |              | 330,000 |
|                           |          | 0.00  | Total Acres |               | Total Est. |       | Land Value = | 330,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 682 SF Floor Area = 1364 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 2 Story | Siding   | Slab       | 682    |          |            |
|         |          |            | Total: | 201,210  | 150,908    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 29 | 2,786 | 2,089 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 127 | 3,198 | 2,398 |
|--------------|-----|-------|-------|

##### Balcony

|              |     |        |       |
|--------------|-----|--------|-------|
| Wood Balcony | 212 | 11,247 | 8,435 |
| Wood Balcony | 135 | 7,162  | 5,371 |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 2,750 |
|----------------|---|-------|-------|

##### Lump Sum Items

|          |  |       |       |
|----------|--|-------|-------|
| END UNIT |  | 5,000 | 3,750 |
|----------|--|-------|-------|

Totals: 250,926 188,192

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 583,395

2026 Est. T.C.V. 006-805-016-00 = 913,395

Est. TCV/Total Floor Area = 669.64

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 436,600       | 436,600    | 436,600 | 160,998      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 20,100     | 0       | 0            | 4,346          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 456,700       | 456,700    | 456,700 | 165,344      | 165,344        | 0       |

L190 P422/77 L185 0279/76 L203 P951/78 L207 P739/79 LOTS 1 THRU 44 & PARK EXC  
LOT 31 & S 1/2 OF LOT32 ACREAGE INCLUDED IN 111-002-00 SUNSET HAVEN. SEC 11 T29N  
R14W.

\* Factors \*

Est. TCV/Total Floor Area = 0.00

|      |          |                |        |              |                |         |  |
|------|----------|----------------|--------|--------------|----------------|---------|--|
| 2025 | Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|      | 0        | 0              | 0      | 0            | 2.70           |         |  |
| 2026 | New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
|      | 0        | 0              | 0      | 0            | 0              | 0       |  |
| 2026 | Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
|      | 0        | 0              | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-810-031-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK    |
| Property Class: 402 |                     | S SUNSET SHORES DR   |
| Map #: 12           | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

L296 P656-660/89 LOT 31 & S 1/2 LOT 32 SUNSET HAVEN. SEC 11 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description                                                          | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| LK MI "A" 21000                                                      | 100.43   | 130.00 | 0.8937 | 0.7214 | 21000 | 100   |        | 1,359,787 |
| LK MI "A" 21000                                                      | 50.03    | 130.00 | 0.8937 | 0.7214 | 21000 | 100   |        | 677,389   |
| 150 Actual Front Feet, 0.45 Total Acres      Total Est. Land Value = |          |        |        |        |       |       |        | 2,037,175 |

2026 Est. T.C.V. 006-810-031-00

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-815-001-00   | 2026 Est. T.C.V.    | MACDONALD ELIZABETH S TRUST |
| Property Class: 402 |                     | S SYLVAN CT                 |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L175 P73/74 L335 P719/92 L811 P369/04 LOT 1 SYLVAN SHORES SEC 22 T29N R14W.

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate   | %Adj.      | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|--------|------------|--------------|-----------|
| LK MI "A"              | 21000    | 105.57      | 221.55 | 0.9765 | 0.8242 | 21000      | 100          | 1,784,433 |
| 106 Actual Front Feet, | 0.54     | Total Acres |        |        |        | Total Est. | Land Value = | 1,784,433 |

2026 Est. T.C.V. 006-815-001-00 = 1,784,433

Est. TCV/Total Floor Area = 1308.24, Most recent sale 05/09/2008 for 1,350,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 849,700                 | 849,700 | 849,700   | 639,077        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 42,500  | 0         | 17,255         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 892,200                 | 892,200 | 892,200   | 656,332        | 656,332     | 656,332 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-815-002-00   | 2026 Est. T.C.V.    | COHEN SUSAN E TRUST  |
| Property Class: 401 |                     | 5761 S SYLVAN CT     |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L383 P308 L383 P474 & 475 L398 P360 & 361/94 L708 P617/03 LOT 2 SYLVAN SHORES  
SEC 22 T29N R14W. AS TENANTS IN COMMON

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value     |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|-----------|
| LK MI "A" 21000        | 128.00   | 167.70      | 0.9306 | 0.7688 | 21000      | 100   |              | 1,923,169 |
| 128 Actual Front Feet, | 0.49     | Total Acres |        |        | Total Est. |       | Land Value = | 1,923,169 |

Land Improvement Cost Estimates

| Description                              | Rate     | Size | % Good       | Cash Value |
|------------------------------------------|----------|------|--------------|------------|
| D/W/P: Crushed Rock                      | 2.31     | 1400 | 0            | 0          |
| Residential Local Cost Land Improvements |          |      |              |            |
| Description                              | Rate     | Size | % Good       | Cash Value |
| LAND IMPROVEMENTS 25                     | 2,500.00 | 1    | 100          | 2,500      |
| Total Estimated Land Improvements        |          | True | Cash Value = | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1976

(11) Heating System: Electric Baseboard  
Ground Area = 1742 SF Floor Area = 1742 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,742  |          |            |
|         |          |             | Total: | 253,399  | 190,032    |

Other Additions/Adjustments

Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 4,567 | 3,425 |
|----------------|---|-------|-------|

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 84 | 4,706 | 3,529 |
|---------------|----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 320 | 5,542 | 4,156 |
|--------------|-----|-------|-------|

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 4,003 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 286,948 | 215,191 |
|---------|---------|---------|

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 581,016

2026 Est. T.C.V. 006-815-002-00 = 2,506,685

Est. TCV/Total Floor Area = 1438.97

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,194,000     | 1,194,000      | 1,194,000 | 432,303      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 59,300         | 0         | 0            | 11,672         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,253,300     | 1,253,300      | 1,253,300 | 443,975      | 443,975        | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-815-003-00   | 2026 Est. T.C.V.    | CONKLIN RUTH VAN NICE TRUST |
| Property Class: 401 |                     | 5783 S SYLVAN CT            |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L246 P376 L356 P576/93 L820 P62/04 LOT 3 SYLVAN SHORES. SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 100.00   | 200.00      | 1.0000 | 0.8234 | 7000       | 100   |              | 576,412 |
| 100 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. |       | Land Value = | 576,412 |

## Land Improvement Cost Estimates

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

|                            |               |           |        |          |
|----------------------------|---------------|-----------|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.5 STORY | Cls BC | Blt 1993 |
|----------------------------|---------------|-----------|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1244 SF Floor Area = 2130 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,244 |          |            |
| 1 Story   | Siding   | Overhang    | 264   |          |            |
|           |          | Total:      |       | 300,458  | 255,388    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

## Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 154 | 16,858 | 14,329 |
| WGEP (1 Story) | 192 | 19,665 | 16,715 |
| WPP            | 60  | 3,133  | 2,663  |

## Deck

|                            |     |       |       |
|----------------------------|-----|-------|-------|
| Pine w/Roof (Deck Portion) | 264 | 4,142 | 3,521 |
| Pine w/Roof (Roof portion) | 264 | 5,760 | 4,896 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 35,080 | 29,818 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

## Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

|         |         |         |
|---------|---------|---------|
| Totals: | 419,005 | 356,154 |
|---------|---------|---------|

Notes:

Parcel Number: 45-006-815-003-00

Page: 2

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 783,539

2026 Est. T.C.V. 006-815-003-00 = 1,367,451

Est. TCV/Total Floor Area = 642.00, Most recent sale 08/18/2004 for 0

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 536,200                 | 536,200 | 536,200   | 328,627        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 147,500 | 0         | 8,872          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 683,700                 | 683,700 | 683,700   | 337,499        | 337,499     | 337,499 |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-815-004-00   | 2026 Est. T.C.V.    | BULLISS GEORGE W III & |
| Property Class: 401 |                     | 5803 S SYLVAN CT       |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L539 P673/00 DC L655 P944/02 LOT 4 SYLVAN SHORES. UND 1/2 INT EACH TRUST SEC 22  
T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|--------|--------|------------|--------------|--------|---------|
| A 100' @ 7000/         | 100.00   | 213.00      | 1.0000 | 0.8365 | 7000       | 100          |        | 585,559 |
| 100 Actual Front Feet, | 0.49     | Total Acres |        |        | Total Est. | Land Value = |        | 585,559 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks | 19.22 | 66   | 0      | 0          |
| D/W/P: 3.5 Concrete | 7.73  | 115  | 0      | 0          |
| D/W/P: Crushed Rock | 2.53  | 2300 | 0      | 0          |

#### Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1292 SF Floor Area = 1292 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,292  |          |            |
|         |          |            | Total: | 256,479  | 192,358    |

#### Other Additions/Adjustments

#### Plumbing

|                |   |       |       |
|----------------|---|-------|-------|
| 3 Fixture Bath | 1 | 6,716 | 5,037 |
|----------------|---|-------|-------|

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,156 |
| Water Well, 100 Feet | 1 | 6,514 | 4,885 |

#### Porches

|     |     |        |       |
|-----|-----|--------|-------|
| WPP | 90  | 3,782  | 2,836 |
| WPP | 507 | 11,818 | 8,863 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 85 | 2,445 | 1,834 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 736 | 34,423 | 25,817 |
| Door Opener | 2   | 1,343  | 1,007  |

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 1 Car | 1 | 3,116 | 2,337 |
|------------------------|---|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,188 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 343,070 | 257,300 |
|---------|---------|---------|

#### Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 566,060

2026 Est. T.C.V. 006-815-004-00 = 1,156,619

Parcel Number: 45-006-815-004-00

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 Est. TCV/Total Floor Area = 895.22, Most recent sale 03/30/2000 for 0

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 445,100       | 445,100        | 445,100 | 193,203      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 133,200        | 0       | 0            | 5,216          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 578,300       | 578,300        | 578,300 | 198,419      | 198,419        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-815-005-00   | 2026 Est. T.C.V.    | BAREMAN MARK & MARILYN J |
| Property Class: 401 |                     | 5823 S SYLVAN CT         |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L316 P467/90 L338 P833/92 L899 P170/06 LOT 5 SYLVAN SHORES. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 100.00   | 215.50      | 1.0000 | 0.8390 | 7000       | 100   |              | 587,270 |
| 100 Actual Front Feet, | 0.50     | Total Acres |        |        | Total Est. |       | Land Value = | 587,270 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: 3.5 Concrete | 6.71  | 782  | 0      | 0          |
| Wood Frame          | 29.02 | 108  | 50     | 1,567      |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value |
|-----------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 75              | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements |          |      |        | 9,067      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 2304 SF Floor Area = 2313 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,249 |          |            |
| 1 Story | Siding   | Basement   | 1,055 |          |            |
| 1 Story | Siding   | Overhang   | 9     |          |            |
|         |          | Total:     |       | 379,035  | 303,218    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1539 | 29,764 | 23,811 |
|-----------------|------|--------|--------|

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Brick Veneer | 172 | 2,905 | 2,324 |
|--------------|-----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Above Grade | 1 | 2,019 | 1,615 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,161  |
| 3 Fixture Bath     | 3 | 13,700 | 10,960 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

#### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WSEP (1 Story) | 102 | 6,543 | 5,234 |
| WPP            | 244 | 5,314 | 4,251 |
| WCP (1 Story)  | 59  | 3,755 | 3,004 |
| WPP            | 16  | 848   | 678   |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                        |   |       |       |
|------------------------|---|-------|-------|
| Basement Garage: 2 Car | 1 | 3,940 | 3,152 |
| Door Opener            | 2 | 1,075 | 860   |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 2 | 5,533 | 4,426 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Exterior 2 Story  | 1 | 8,025 | 6,420 |
| Raised Hearth     | 1 | 443   | 354   |
| Direct-Vented Gas | 1 | 3,022 | 2,418 |

Totals: 478,001 382,390

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 841,258

2026 Est. T.C.V. 006-815-005-00 = 1,437,595

Est. TCV/Total Floor Area = 621.53, Most recent sale 04/28/2006 for 830,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 559,300                 | 559,300 | 559,300   | 496,847        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 159,500 | 0         | 13,414         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 718,800                 | 718,800 | 718,800   | 510,261        | 510,261     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-815-006-00   | 2026 Est. T.C.V.    | LIPPITT SANDY L AGREEMENT OF TRUST |
| Property Class: 401 |                     | 5843 S SYLVAN CT                   |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L860 P615/05 L870 P411/05 L896 P239/06 LOT 6 SYLVAN SHORES. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 100.00   | 215.50      | 1.0000 | 0.8390 | 7000       | 100   |              | 587,270 |
| 100 Actual Front Feet, | 0.50     | Total Acres |        |        | Total Est. |       | Land Value = | 587,270 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 56   | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71     | 117  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1247 SF Floor Area = 1982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,247  |          |            |
| 1 Story | Siding   | Overhang    | 735    |          |            |
|         |          |             | Total: | 254,673  | 190,998    |

Other Additions/Adjustments

Plumbing

|                 |   |       |       |
|-----------------|---|-------|-------|
| 3 Fixture Bath  | 1 | 4,567 | 3,425 |
| Separate Shower | 1 | 1,336 | 1,002 |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 42 | 3,026 | 2,269 |
|---------------|----|-------|-------|

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 50 | 2,228 | 1,671 |
|--------------|----|-------|-------|

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 735 | 35,001 | 26,251 |
| Common Wall: 1/2 Wall | 1   | -1,320 | -990   |
| Door Opener           | 2   | 1,075  | 806    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,914 |
|------------|---|-------|-------|

Deck

|              |      |        |        |
|--------------|------|--------|--------|
| Treated Wood | 1046 | 13,588 | 10,191 |
|--------------|------|--------|--------|

Breezeways

|            |    |       |       |
|------------|----|-------|-------|
| Frame Wall | 24 | 1,652 | 1,239 |
|------------|----|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 331,774 | 248,822 |
|---------|---------|---------|

Notes:

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ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 2.200 => TCV: 547,408

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2026 Est. T.C.V. 006-815-006-00 = 1,139,678

Est. TCV/Total Floor Area = 575.01, Most recent sale 09/06/2005 for 675,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 441,800       | 441,800        | 441,800 | 409,811      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 128,000        | 0       | 0            | 11,064         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 569,800       | 569,800        | 569,800 | 420,875      | 420,875        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-815-007-00   | 2026 Est. T.C.V.    | THATCHER BECKY B     |
| Property Class: 401 |                     | 5863 S SYLVAN CT     |
| Map #: 33           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L232 P92 L440 P656/97 LOT 7 SYLVAN SHORES SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| A 100' @ 7000/         | 100.00   | 215.00      | 1.0000 | 0.8385 | 7000       | 100   |              | 586,929 |
| 100 Actual Front Feet, | 0.49     | Total Acres |        |        | Total Est. |       | Land Value = | 586,929 |

## Land Improvement Cost Estimates

| Description | Rate  | Size | % Good | Cash Value |
|-------------|-------|------|--------|------------|
| Wood Frame  | 28.51 | 120  | 50     | 1,710      |

## Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,210      |

|                            |               |         |     |   |     |      |
|----------------------------|---------------|---------|-----|---|-----|------|
| Cost Est. for Res. Bldg: 1 | Single Family | 2 STORY | Cls | C | Blt | 1900 |
|----------------------------|---------------|---------|-----|---|-----|------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = 697 SF Floor Area = 1839 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 2 Story | Siding   | Crawl Space | 442  |          |            |
| 1 Story | Siding   | Crawl Space | 255  |          |            |
| 1 Story | Siding   | Overhang    | 700  |          |            |
|         |          | Total:      |      | 211,801  | 148,260    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
|--------------------|---|-------|-------|

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 170 | 7,749 | 5,424 |
|---------------|-----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 557 | 7,965 | 5,575 |
|--------------|-----|-------|-------|

## Balcony

|              |    |       |     |
|--------------|----|-------|-----|
| Wood Balcony | 24 | 1,069 | 748 |
|--------------|----|-------|-----|

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 700 | 25,207 | 17,645 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,527 |
| Door Opener         | 2   | 1,075  | 752    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,115 |
|-------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 270,553 | 189,385 |
|---------|---------|---------|

Notes: OLD HOUSE W/BARN MOVED ONTO SITE 1974. ADDED LIVING OVER GARAGE 1974

ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 2.200 =&gt; TCV: 416,647

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-815-007-00 | = | 1,006,786 |
|---------------------------------|---|-----------|

Parcel Number: 45-006-815-007-00

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 Est. TCV/Total Floor Area = 547.46, Most recent sale 08/17/1982 for 11,500

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 386,200       | 386,200        | 386,200 | 149,604      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 117,200        | 0       | 0            | 4,039          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 503,400       | 503,400        | 503,400 | 153,643      | 153,643        | 153,643 |  |



|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-818-001-00   | 2026 Est. T.C.V.    | TALL TIMBER UNIT 2 LLC |
| Property Class: 407 |                     | 1 TALL TIMBER 1        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L387 P824/94 DC L733 P175/03 L733 P178/03 L882 P58/05 APARTMENT 1 TALL TIMBER  
CONDOMINIUM REC IN L172 P251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units      | 160000.00    | 000   | 100    | 160,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 300    |          |            |
|         |          |            | Total: | 50,575   | 37,928     |

Other Additions/Adjustments

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,451 | 1,088 |

|              |    |       |       |
|--------------|----|-------|-------|
| Deck         |    |       |       |
| Treated Wood | 82 | 2,258 | 1,693 |

|              |   |       |       |
|--------------|---|-------|-------|
| Water/Sewer  |   |       |       |
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 2,767 | 2,075 |

Totals: 60,039 45,024

Notes: SPRUCE LOWER - STUDIO

ECF (H818 TALL TIMBER) 3.100 => TCV: 139,574

2026 Est. T.C.V. 006-818-001-00 = 299,574

Est. TCV/Total Floor Area = 998.58, Most recent sale 03/01/2011 for 100,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 126,900       | 126,900    | 126,900 | 61,555       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 22,900     | 0       | 0            | 1,661          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 149,800       | 149,800    | 149,800 | 63,216       | 63,216         | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-818-002-00   | 2026 Est. T.C.V.    | POFFENBERGER J DWIGHT JR |
| Property Class: 407 |                     | 1 TALL TIMBER 4          |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L388 P305 L388 P307 L413 P758-759/95 UNIT 2 TALL TIMBER CONDOMINIUM REC IN LIBER  
172 PAGE 251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000.00  | 000   | 100          | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 643 SF Floor Area = 643 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 643    |          |            |
|         |          |            | Total: | 100,835  | 75,625     |

#### Other Additions/Adjustments

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 1,451 | 1,088 |  |

|              |  |    |       |       |  |
|--------------|--|----|-------|-------|--|
| Deck         |  |    |       |       |  |
| Treated Wood |  | 82 | 2,258 | 1,693 |  |

|              |  |   |       |       |  |
|--------------|--|---|-------|-------|--|
| Water/Sewer  |  |   |       |       |  |
| Public Water |  | 1 | 1,494 | 1,120 |  |
| Public Sewer |  | 1 | 1,494 | 1,120 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 2,767 | 2,075 |  |

Totals: 110,299 82,721

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 256,435

2026 Est. T.C.V. 006-818-002-00 = 456,435

Est. TCV/Total Floor Area = 709.85, Most recent sale 06/05/2017 for 215,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 189,700       | 189,700        | 189,700 | 118,518      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 38,500         | 0       | 0            | 3,199          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 228,200       | 228,200        | 228,200 | 121,717      | 121,717        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-818-003-00   | 2026 Est. T.C.V.    | POFFENBERGER WILLIAM M |
| Property Class: 407 |                     | 1 TALL TIMBER 6        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L398 P946 L473 P781-784/98 APARTMENT 3 TALL TIMBER CONDOMINIUM REC IN LIBER 172  
PAGE 251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth         | Rate | %Adj. | Reason                  | Value   |
|-----------------|----------|-------|-------------|---------------|------|-------|-------------------------|---------|
| H818 TALL MAPLE | 950SQFT  |       | 1 Units     | 220000.000000 | 100  |       |                         | 220,000 |
|                 |          | 0.00  | Total Acres |               |      |       | Total Est. Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 639 SF Floor Area = 958 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 639    |          |            |
|           |          |            | Total: | 119,945  | 95,956     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,806 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,195 |
| Public Sewer | 1 | 1,494 | 1,195 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 133,976 107,181

Notes: MAPLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 332,261

2026 Est. T.C.V. 006-818-003-00 = 552,261

Est. TCV/Total Floor Area = 576.47

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 300,900       | 300,900    | 300,900 | 111,379      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -24,800    | 0       | 0            | 3,007          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 276,100       | 276,100    | 276,100 | 114,386      | 114,386        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-818-004-00   | 2026 Est. T.C.V.    | FOLEY RICHARD H & BARBARA |
| Property Class: 407 |                     | 1 TALL TIMBER 2           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L326 P379 L353 P549 L375 P977 L543 P044 APARTMENT 4 TALL TIMBER CONDOMINIUM REC  
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units | 160000.00  | 000   | 100          | 160,000 |
|             | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 300    |          |            |
|         |          |            | Total: | 47,302   | 35,474     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 56,766 42,570

Notes: PINE LOWER

ECF (H818 TALL TIMBER) 3.100 => TCV: 131,967

2026 Est. T.C.V. 006-818-004-00 = 291,967

Est. TCV/Total Floor Area = 973.22, Most recent sale 05/15/2000 for 70,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 126,900       | 126,900        | 126,900 | 59,077       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 1,595          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,000       | 146,000        | 146,000 | 60,672       | 60,672         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-005-00   | 2026 Est. T.C.V.    | SUKOSKY DAVID & JANE |
| Property Class: 407 |                     | 1 TALL TIMBER A3     |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L173 P964 L269 P854 L317 P739-741/90 DC L788 P513/04 APARTMENT 5 TALL TIMBER  
 CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | ~465     | 1BDRM1BATH  | 1     | Units      | 180000.00    | 000   | 100    | 180,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
 Ground Area = 465 SF Floor Area = 465 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 465    |          |            |
|         |          |            | Total: | 70,372   | 52,777     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 103 | 2,571 | 1,928 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 80,149 60,108

Notes: BIRCH

ECF (H818 TALL TIMBER) 3.100 => TCV: 186,335

2026 Est. T.C.V. 006-818-005-00 = 366,335

Est. TCV/Total Floor Area = 787.82, Most recent sale 03/17/2022 for 197,500

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 157,500       | 157,500        | 157,500 | 104,249      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,700         | 0       | 0            | 2,814          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 183,200       | 183,200        | 183,200 | 107,063      | 107,063        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-818-006-00   | 2026 Est. T.C.V.    | SCHENCK R ROBERT & ELIZABETH H |
| Property Class: 407 |                     | 1 TALL TIMBER 5                |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L233 P816/82 APARTMENT 6 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC  
14 T29N R14W.

# Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage     | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|-------------|--------------|-------|-------------|--------------|------------|-------|--------------|---------|
| H818 TALL   | 640-744 SQFT |       | 1 Units     | 200000.00000 | 100        |       |              | 200,000 |
|             |              | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 496 SF Floor Area = 744 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 496    |          |            |
|           |          |            | Total: | 95,855   | 71,885     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 109,886 82,406

Notes: BALSAM

ECF (H818 TALL TIMBER) 3.100 => TCV: 255,459

2026 Est. T.C.V. 006-818-006-00 = 455,459

Est. TCV/Total Floor Area = 612.18, Most recent sale 10/28/1982 for 69,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 196,100       | 196,100        | 196,100 | 87,313       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,600         | 0       | 0            | 2,357          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 227,700       | 227,700        | 227,700 | 89,670       | 89,670         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-007-00   | 2026 Est. T.C.V.    | TALL TIMBER #1 LLC   |
| Property Class: 407 |                     | 2 TALL TIMBER 1      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L215 P660/80 L430 P587/96 L563 P197/00 L595 P707/01 L796 P158/04 L944 P976/07  
 APARTMENT 7 TALL TIMBER CONDOMINIUM REC IN L172 P251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description                                   | Frontage | Depth  | Front | Depth | Rate      | %Adj. | Reason | Value   |
|-----------------------------------------------|----------|--------|-------|-------|-----------|-------|--------|---------|
| H818 TALL                                     | >300SQFT | STUDIO | 1     | Units | 160000.00 | 000   | 100    | 160,000 |
| 0.00 Total Acres      Total Est. Land Value = |          |        |       |       |           |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM      Cls C 10      Blt 1976  
 Exterior Units: 1      Interior Units: 0      Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
 Ground Area = 300 SF      Floor Area = 300 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|------|----------|------------|
| 1 Story | Siding   | Slab       | 300  |          |            |
| Total:  |          |            |      | 47,302   | 35,474     |

#### Other Additions/Adjustments

|                    |   |       |       |  |  |
|--------------------|---|-------|-------|--|--|
| Plumbing           |   |       |       |  |  |
| Average Fixture(s) | 1 | 1,451 | 1,088 |  |  |

|              |    |       |       |  |  |
|--------------|----|-------|-------|--|--|
| Deck         |    |       |       |  |  |
| Treated Wood | 82 | 2,258 | 1,693 |  |  |

|              |   |       |       |  |  |
|--------------|---|-------|-------|--|--|
| Water/Sewer  |   |       |       |  |  |
| Public Water | 1 | 1,494 | 1,120 |  |  |
| Public Sewer | 1 | 1,494 | 1,120 |  |  |

|                  |   |       |       |  |  |
|------------------|---|-------|-------|--|--|
| Built-Ins        |   |       |       |  |  |
| Appliance Allow. | 1 | 2,767 | 2,075 |  |  |

Totals:      56,766      42,570

Notes: PINE LOWER

ECF (H818 TALL TIMBER) 3.100 => TCV:      131,967

2026 Est. T.C.V. 006-818-007-00 =      291,967

Est. TCV/Total Floor Area = 973.22, Most recent sale 01/06/2026 for 356,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 126,900       | 126,900        | 126,900 | 59,077       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 1,595          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,000       | 146,000        | 146,000 | 60,672       | 60,672         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-008-00   | 2026 Est. T.C.V.    | RICHTER SCOTT K      |
| Property Class: 407 |                     | 2 TALL TIMBER 3      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L174 P69/74 L882 P144/05 APARTMENT 8 TALL TIMBER CONDOMINIUM REC IN LIBER 172  
PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | ~465     | 1BDRM1BATH  | 1     | Units      | 180000.00    | 000   | 100    | 180,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 465 SF Floor Area = 465 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 465    |          |            |
|         |          |            | Total: | 70,372   | 52,777     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 79,836 59,873

Notes: BIRCH

ECF (H818 TALL TIMBER) 3.100 => TCV: 185,606

2026 Est. T.C.V. 006-818-008-00 = 365,606

Est. TCV/Total Floor Area = 786.25, Most recent sale 09/25/2019 for 198,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 157,100       | 157,100        | 157,100 | 88,649       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,700         | 0       | 0            | 2,393          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 182,800       | 182,800        | 182,800 | 91,042       | 91,042         | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-009-00   | 2026 Est. T.C.V.    | FOX LAURA J ETAL     |
| Property Class: 407 |                     | 2 TALL TIMBER 5      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L246 P197 L405 P156/95 APARTMENT 9 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000.000000           | 100   |        | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
 Ground Area = 496 SF Floor Area = 744 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 496    |          |            |
|           |          |            | Total: | 95,855   | 71,885     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 109,886 82,406

Notes: BALSAM

ECF (H818 TALL TIMBER) 3.100 => TCV: 255,459

2026 Est. T.C.V. 006-818-009-00 = 455,459

Est. TCV/Total Floor Area = 612.18, Most recent sale 05/11/1984 for 74,900

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 196,100       | 196,100        | 196,100 | 87,313       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,600         | 0       | 0            | 2,357          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 227,700       | 227,700        | 227,700 | 89,670       | 89,670         | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-818-010-00   | 2026 Est. T.C.V.    | GLENNY SUN ARBOR II LLC |
| Property Class: 407 |                     | 2 TALL TIMBER 2         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L174 P55 L424 P507 L445 P595 L490 P100 DC L897 P980/06 APARTMENT 10 TALL TIMBER  
CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units | 160000.00  | 000   | 100          | 160,000 |
|             | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 300    |          |            |
|         |          |            | Total: | 47,302   | 35,474     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 56,766 42,570

Notes: SPRUCE LOWER

ECF (H818 TALL TIMBER) 3.100 => TCV: 131,967

2026 Est. T.C.V. 006-818-010-00 = 291,967

Est. TCV/Total Floor Area = 973.22, Most recent sale 04/10/2023 for 255,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 126,900       | 126,900        | 126,900 | 118,255      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 3,192          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,000       | 146,000        | 146,000 | 121,447      | 121,447        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-011-00   | 2026 Est. T.C.V.    | MARSZAL PAMELA A     |
| Property Class: 407 |                     | 2 TALL TIMBER 4      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1153P711 UNIT NO. 11 , TALL TIMBER CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 172, PAGE 247, AND AMENDMENTS THERETO, (IF ANY), AND DESIGNATED AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 3, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEEDS AND AS DESCRIBED, IN ACT 59 OF PUBLIC ACTS OF 1978, AND AMENDMENTS THERE TO. TAX ID: 45-006-818-011-00  
 FORMERLY DESCRIBED AS:  
 L174 P78/74 L357 P597/93 L835 P320/04 APARTMENT 11 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000     | 0.00000 | 100          | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
 Ground Area = 643 SF Floor Area = 643 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 643    |          |            |
|         |          |            | Total: | 93,820   | 70,359     |

## Other Additions/Adjustments

|                    |  |   |       |       |  |
|--------------------|--|---|-------|-------|--|
| Plumbing           |  |   |       |       |  |
| Average Fixture(s) |  | 1 | 1,451 | 1,088 |  |

|              |  |     |       |       |  |
|--------------|--|-----|-------|-------|--|
| Deck         |  |     |       |       |  |
| Treated Wood |  | 103 | 2,571 | 1,928 |  |

|              |  |   |       |       |  |
|--------------|--|---|-------|-------|--|
| Water/Sewer  |  |   |       |       |  |
| Public Water |  | 1 | 1,494 | 1,120 |  |
| Public Sewer |  | 1 | 1,494 | 1,120 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 2,767 | 2,075 |  |

Totals: 103,597 77,690

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 240,839

2026 Est. T.C.V. 006-818-011-00 = 440,839

Est. TCV/Total Floor Area = 685.60, Most recent sale 11/15/2004 for 0

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 183,200       | 183,200        | 183,200 | 102,437      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 37,200         | 0       | 0            | 2,765          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 220,400       | 220,400        | 220,400 | 105,202      | 105,202        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-818-012-00   | 2026 Est. T.C.V.    | CLARK FAMILY COTTAGE TRUST |
| Property Class: 407 |                     | 2 TALL TIMBER B6           |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

APARTMENT 12 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-----------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| H818 TALL MAPLE | 950SQFT  |       | 1           | Units | 220000.00000            | 100   |        | 220,000 |
|                 |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 220,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
 Ground Area = 639 SF Floor Area = 958 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 639    |          |            |
|           |          |            | Total: | 119,945  | 89,944     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 133,976 100,465

Notes: MAPLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 311,442

2026 Est. T.C.V. 006-818-012-00 = 531,442

Est. TCV/Total Floor Area = 554.74

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 288,900       | 288,900    | 288,900 | 97,589       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -23,200    | 0       | 0            | 2,634          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 265,700       | 265,700    | 265,700 | 100,223      | 100,223        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-818-013-00   | 2026 Est. T.C.V.    | DUSENBERRY KEITH N & GORDON ANN M |
| Property Class: 407 |                     | 3 TALL TIMBER 2                   |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L174 P82 L517 P670/99 L663 P718/02 APARTMENT 13 TALL TIMBER CONDOMINIUM REC IN  
LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units      | 160000.00    | 000   | 100    | 160,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 300    |          |            |
|         |          |            | Total: | 47,302   | 35,474     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 56,766 42,570

Notes: SPRUCE LOWER

ECF (H818 TALL TIMBER) 3.100 => TCV: 131,967

2026 Est. T.C.V. 006-818-013-00 = 291,967

Est. TCV/Total Floor Area = 973.22, Most recent sale 11/02/2018 for 105,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 126,900       | 126,900        | 126,900 | 62,934       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 1,699          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,000       | 146,000        | 146,000 | 64,633       | 64,633         | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-818-014-00   | 2026 Est. T.C.V.    | STROUSE PETER J & GARVER KIMBERLY A |
| Property Class: 407 |                     | 3 TALL TIMBER C4                    |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L343 P273-274/92 APARTMENT 14 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251  
SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate       | %Adj. | Reason       | Value   |
|-------------|----------|-------|-------------|-------|------------|-------|--------------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000.00  | 000   | 100          | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. |       | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 643 SF Floor Area = 643 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 643    |          |            |
|         |          |            | Total: | 93,820   | 75,048     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,161 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,806 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,195 |
| Public Sewer |  |  | 1 | 1,494 | 1,195 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,214 |

Totals: 103,284 82,619

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 256,119

2026 Est. T.C.V. 006-818-014-00 = 456,119

Est. TCV/Total Floor Area = 709.36, Most recent sale 07/12/2022 for 420,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 191,600       | 191,600        | 191,600 | 165,521      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 36,500         | 0       | 0            | 4,469          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 228,100       | 228,100        | 228,100 | 169,990      | 169,990        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-015-00   | 2026 Est. T.C.V.    | SGS PROPERTIES LLC   |
| Property Class: 407 |                     | 3 TALL TIMBER 6      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L261 L741 L460 P281/97 L563 P877/00 . APARTMENT 15 TALL TIMBER CONDOMINIUM REC  
IN L172 P251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description     | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|-----------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| H818 TALL MAPLE | 950SQFT  |       | 1 Units     | 220000.00000 | 100  |       |                         | 220,000 |
|                 |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 220,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 639 SF Floor Area = 958 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 639    |          |            |
|           |          |            | Total: | 119,945  | 89,944     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 133,976 100,465

Notes: MAPLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 311,442

2026 Est. T.C.V. 006-818-015-00 = 531,442

Est. TCV/Total Floor Area = 554.74, Most recent sale 06/30/2014 for 283,500

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 288,900       | 288,900        | 288,900 | 172,188      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -23,200        | 0       | 0            | 4,649          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 265,700       | 265,700        | 265,700 | 176,837      | 176,837        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-818-016-00   | 2026 Est. T.C.V.    | HALL JAMES W & LINDA S |
| Property Class: 407 |                     | 3 TALL TIMBER 1        |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L318 P867/90 L646 P764/02 L700 P827/03 L907 P534&538/06 APARTMENT 16 TALL TIMBER  
CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units      | 160000.00    | 000   | 100    | 160,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 300    |          |            |
|         |          |            | Total: | 47,302   | 35,474     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 56,766 42,570

Notes: PINE LOWER - STUDIO

ECF (H818 TALL TIMBER) 3.100 => TCV: 131,967

2026 Est. T.C.V. 006-818-016-00 = 291,967

Est. TCV/Total Floor Area = 973.22, Most recent sale 05/23/2016 for 100,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 126,900       | 126,900        | 126,900 | 62,487       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 1,687          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,000       | 146,000        | 146,000 | 64,174       | 64,174         | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-017-00   | 2026 Est. T.C.V.    | DINNING BARBARA G    |
| Property Class: 407 |                     | 3 TALL TIMBER 3      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L173 P842 L294 P352 L310 P444 L544 P936 L623 P602 L627 P728/02 DC L788 P513 L788  
P515/04 APARTMENT 17 TALL TIMBER CONDOMINIUM REC IN L172 P251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | ~465     | 1BDRM1BATH  | 1     | Units      | 180000.00    | 000   | 100    | 180,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 465 SF Floor Area = 465 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 465    |          |            |
|         |          |            | Total: | 70,372   | 52,777     |

Other Additions/Adjustments

|                    |   |       |       |
|--------------------|---|-------|-------|
| Plumbing           |   |       |       |
| Average Fixture(s) | 1 | 1,451 | 1,088 |

|              |    |       |       |
|--------------|----|-------|-------|
| Deck         |    |       |       |
| Treated Wood | 82 | 2,258 | 1,693 |

|              |   |       |       |
|--------------|---|-------|-------|
| Water/Sewer  |   |       |       |
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

|                  |   |       |       |
|------------------|---|-------|-------|
| Built-Ins        |   |       |       |
| Appliance Allow. | 1 | 2,767 | 2,075 |

Totals: 79,836 59,873

Notes: BIRCH

ECF (H818 TALL TIMBER) 3.100 => TCV: 185,606

2026 Est. T.C.V. 006-818-017-00 = 365,606

Est. TCV/Total Floor Area = 786.25, Most recent sale 02/05/2004 for 210,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 157,100       | 157,100        | 157,100 | 93,659       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,700         | 0       | 0            | 2,528          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 182,800       | 182,800        | 182,800 | 96,187       | 96,187         | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-818-018-00   | 2026 Est. T.C.V.    | WOLIN SCOTT & BRIGITTE TRUST |
| Property Class: 407 |                     | 3 TALL TIMBER 5              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L279 P26 L481 P065 APARTMENT 18 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE  
251 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000.00               | 000   | 100    | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 496 SF Floor Area = 744 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 496    |          |            |
|           |          |            | Total: | 95,855   | 71,885     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 109,886 82,406

Notes: BALSAM

ECF (H818 TALL TIMBER) 3.100 => TCV: 255,459

2026 Est. T.C.V. 006-818-018-00 = 455,459

Est. TCV/Total Floor Area = 612.18, Most recent sale 11/18/2016 for 201,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 196,100       | 196,100        | 196,100 | 121,996      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,600         | 0       | 0            | 3,293          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 227,700       | 227,700        | 227,700 | 125,289      | 125,289        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-019-00   | 2026 Est. T.C.V.    | HAYES TRUST          |
| Property Class: 407 |                     | 4 TALL TIMBER 1      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L221 P41/80 L246 P112/84 L310 P415/90 APARTMENT 19 TALL TIMBER CONDOMINIUM REC  
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units      | 160000.00    | 000   | 100    | 160,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 300    |          |            |
|         |          |            | Total: | 47,302   | 35,474     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 56,766 42,570

Notes: PINE LOWER

ECF (H818 TALL TIMBER) 3.100 => TCV: 131,967

2026 Est. T.C.V. 006-818-019-00 = 291,967

Est. TCV/Total Floor Area = 973.22, Most recent sale 02/17/2023 for 235,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 126,900       | 126,900        | 126,900 | 118,255      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 19,100         | 0       | 0            | 3,192          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 146,000       | 146,000        | 146,000 | 121,447      | 121,447        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-818-020-00   | 2026 Est. T.C.V.    | LUEDTKE ELEANOR TRUST |
| Property Class: 407 |                     | 4 TALL TIMBER 3       |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L233 P546 L281 P583 L406 P175 L491 P990 APARTMENT 20 TALL TIMBER CONDOMINIUM REC  
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate       | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|------------|-------|--------|---------|
| H818 TALL   | ~465     | 1BDRM1BATH  | 1     | Units      | 180000.00  | 000   | 100    | 180,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value | =     |        | 180,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 465 SF Floor Area = 465 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 465    |          |            |
|         |          |            | Total: | 70,372   | 52,777     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |    |       |       |
|--------------|--|--|----|-------|-------|
| Deck         |  |  |    |       |       |
| Treated Wood |  |  | 82 | 2,258 | 1,693 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

Totals: 79,836 59,873

Notes: BIRCH

ECF (H818 TALL TIMBER) 3.100 => TCV: 185,606

2026 Est. T.C.V. 006-818-020-00 = 365,606

Est. TCV/Total Floor Area = 786.25, Most recent sale 06/07/2023 for 359,030

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 157,100       | 157,100        | 157,100 | 144,030      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,700         | 0       | 0            | 3,888          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 182,800       | 182,800        | 182,800 | 147,918      | 147,918        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-021-00   | 2026 Est. T.C.V.    | WEBBER KEVIN D       |
| Property Class: 407 |                     | 4 TALL TIMBER 2      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L311 P475 L371 P306 L436 P412/96 APARTMENT 21 TALL TIMBER CONDOMINIUM REC IN  
LIBER 172 PAGE 251 SEC 14 T29N R14W.

Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|-------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| H818 TALL   | >300SQFT | STUDIO      | 1     | Units      | 160000.00    | 000   | 100    | 160,000 |
|             | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 160,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 300 SF Floor Area = 300 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories                     | Exterior           | Foundation | Size    | Cost New | Depr. Cost |
|-----------------------------|--------------------|------------|---------|----------|------------|
| 1 Story                     | Siding             | Slab       | 300     |          |            |
|                             |                    |            | Total:  | 47,302   | 35,474     |
| Other Additions/Adjustments |                    |            |         |          |            |
| Plumbing                    |                    |            |         |          |            |
|                             | Average Fixture(s) |            | 1       | 1,451    | 1,088      |
| Deck                        |                    |            |         |          |            |
|                             | Treated Wood       |            | 82      | 2,258    | 1,693      |
| Water/Sewer                 |                    |            |         |          |            |
|                             | Public Water       |            | 1       | 1,494    | 1,120      |
|                             | Public Sewer       |            | 1       | 1,494    | 1,120      |
| Built-Ins                   |                    |            |         |          |            |
|                             | Appliance Allow.   |            | 1       | 2,767    | 2,075      |
| Lump Sum Items              |                    |            |         |          |            |
|                             | END UNIT           |            |         | 1        | 1          |
|                             |                    |            | Totals: | 56,767   | 42,571     |

Notes: SPRUCE LOWER

ECF (H818 TALL TIMBER) 3.100 => TCV: 131,970

|                                                                             |   |         |
|-----------------------------------------------------------------------------|---|---------|
| 2026 Est. T.C.V. 006-818-021-00                                             | = | 291,970 |
| Est. TCV/Total Floor Area = 973.23, Most recent sale 02/15/2023 for 225,000 |   |         |
| 2025 Assessed MBOR S.E.V. Base for Cap IRM                                  |   |         |
| 126,900 126,900 126,900 118,255 2.70                                        |   |         |
| 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses                |   |         |
| 0 19,100 0 0 3,192 0                                                        |   |         |
| 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT                        |   |         |
| 146,000 146,000 146,000 121,447 121,447 0                                   |   |         |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-818-022-00   | 2026 Est. T.C.V.    | MAYDAY BRIAN & RENEE |
| Property Class: 407 |                     | 4 TALL TIMBER 4      |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L326 P380/91 APARTMENT 22 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|-------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000.00000            | 100   |        | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 643 SF Floor Area = 643 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 643    |          |            |
|         |          |            | Total: | 93,820   | 70,359     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 103 | 2,571 | 1,928 |
|--------------|-----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Lump Sum Items

|          |  |   |   |
|----------|--|---|---|
| END UNIT |  | 1 | 1 |
|----------|--|---|---|

Totals: 106,654 79,983

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 3.100 => TCV: 247,947

2026 Est. T.C.V. 006-818-022-00 = 447,947

Est. TCV/Total Floor Area = 696.65, Most recent sale 11/03/2025 for 570,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 188,500                 | 188,500 | 188,500   | 188,500        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 35,500  | 0         | 35,500         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 224,000                 | 224,000 | 224,000   | 193,589        | 224,000     | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-818-023-00   | 2026 Est. T.C.V.    | PARSLOW TRUST & SHIRHAN TRUST |
| Property Class: 407 |                     | 4 TALL TIMBER D6              |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L407 P363 L476 P82/98 L627 P32/02 APARTMENT 23 TALL TIMBER CONDOMINIUM REC IN  
LIBER 172 PAGE 251 L180P182 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth                   | Rate | %Adj. | Reason | Value   |
|-------------------------|----------|-------------|---------|-------------------------|------|-------|--------|---------|
| H818 TALL MAPLE 950SQFT |          |             | 1 Units | 220000.00000            | 100  |       |        | 220,000 |
|                         | 0.00     | Total Acres |         | Total Est. Land Value = |      |       |        | 220,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 667 SF Floor Area = 1000 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 667    |          |            |
|           |          |            | Total: | 124,451  | 93,327     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Lump Sum Items

|                |  |   |   |
|----------------|--|---|---|
| END UNIT UPPER |  | 1 | 1 |
|----------------|--|---|---|

Totals: 138,483 103,849

Notes: OAK

ECF (H818 TALL TIMBER) 3.100 => TCV: 321,932

2026 Est. T.C.V. 006-818-023-00 = 541,932

Est. TCV/Total Floor Area = 541.93, Most recent sale 07/24/1995 for 150,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 295,100                 | 295,100 | 295,100   | 121,315        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -24,100 | 0         | 3,275          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 271,000                 | 271,000 | 271,000   | 124,590        | 124,590     | 0       |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-818-024-00   | 2026 Est. T.C.V.    | WEMYSS NICK & INGA TRUST |
| Property Class: 407 |                     | 4 TALL TIMBER D5         |
| Map #: 17           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L391 P441-442 L417 P747 L504 P485/99 APARTMENT 24 TALL TIMBER CONDOMINIUM REC IN  
LIBER 172 PAGE 251 L180P182 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H818.H818 TALL TIMBER

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| H818 TALL   | 640-744  | SQFT  | 1           | Units | 200000     | 0.00000 | 100          | 200,000 |
|             |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 200,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976  
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning  
Ground Area = 744 SF Floor Area = 744 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Slab       | 744    |          |            |
|         |          |            | Total: | 106,802  | 80,099     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 82 | 2,258 | 1,693 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Totals: 120,833 90,620

#### Notes:

ECF (H818 TALL TIMBER) 3.100 => TCV: 280,922

2026 Est. T.C.V. 006-818-024-00 = 480,922

Est. TCV/Total Floor Area = 646.40, Most recent sale 01/25/2024 for 420,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 208,400       | 208,400        | 208,400 | 208,400      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 32,100         | 0       | 0            | 5,626          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 240,500       | 240,500        | 240,500 | 214,026      | 214,026        | 0       |  |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-820-001-00   | 2026 Est. T.C.V.    | MCLAUGHLIN CHARLES M & LANA J |
| Property Class: 401 |                     | 7243 W DAY FOREST RD          |
| Map #: 68           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630              |

L239 P725/83 PRT OF LOTS 1 & 2 BEG S 41 DEG 04' 00" E110 FT FROM NWLY COR LOT 1 TH S 41 DEG 04' 00" E 83.40 FT TO PC OF A CURVE TO LEFT TH ALG SD CURVE 30.42 FT DELTA EQUAL TO 02 DEG 09' 30" RADIUS EQUAL TO 807.50 FT & LONG CHORD BEARING S 42 DEG 08' 45" E 30.42 FT TH S 18 DEG 44' 43" W254.59 FT TO TRAVERSE LN ALG SHR OF GLEN LK TH N 36 DEG 32' 00" W ALG SD TRAV LN 110 FT TH N 16 DEG 57' 35" E 248.67 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason               | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|----------------------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 250.00 | 0.9765 | 0.9036 | 14500 | 100   |                      | 1,279,373                         |
| GROUP A 14500                           | 10.00    | 250.00 | 0.9765 | 0.9036 | 14500 | 50    | SURPLUS: ZONING 100' | 63,969                            |
| 110 Actual Front Feet, 0.63 Total Acres |          |        |        |        |       |       |                      | Total Est. Land Value = 1,343,341 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1606 SF Floor Area = 2409 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,606 |          |            |
| Total:    |          |             |       | 343,523  | 274,818    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,433 |
| Water Well, 100 Feet | 1 | 6,514 | 5,211 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 150 | 9,116 | 7,293 |
|---------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 35,080 | 28,064 |
| Storage Over Garage | 264 | 4,662  | 3,730  |
| Common Wall: 2 Wall | 1   | -6,121 | -4,897 |
| Door Opener         | 1   | 672    | 538    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,534 |
|------------------|---|-------|-------|

##### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 951 | 13,095 | 10,476 |
|--------------|-----|--------|--------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 431,828 345,464

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 932,753

2026 Est. T.C.V. 006-820-001-00 = 2,281,094

Est. TCV/Total Floor Area = 946.90, Most recent sale 11/14/1977 for 42,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,122,800     | 1,122,800      | 1,122,800 | 395,025      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 17,700         | 0         | 0            | 10,665         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,140,500     | 1,140,500      | 1,140,500 | 405,690      | 405,690        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-820-001-10   | 2026 Est. T.C.V.    | MORAWSKI GERALD R TRUST |
| Property Class: 401 |                     | 7229 W DAY FOREST RD    |
| Map #: 68           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L194 P567/77 PRT OF LOTS 2 & 3 BEG AT PT THAT IS SELYALG NLY LN OF SD LOT 3 30 FT FROM NW COR OF LOT 3 TH S 24 DEG 28' 12" W 247.77 FT TO A TRAV LN ALG SHR GLEN LK TH N 71 DEG 08' 00" W ALG SD TRAV LN 27.78 FT TH CONT ALG SD TRAV LN N 36 DEG 32' 00" 72.22 FT TH N 18 DEG 44' 43" E 254.59 FT TH ALG CURVE TO LEFT 122.34 FTHAVING DELTA EQUAL TO 08 DEG 40' 49" RADIUS EQUAL TO 801.50 FT & LONG CHORD BEARING S 47 DEG 29' 26" E 122.22 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 255.00 | 1.0000 | 0.9081 | 14500 | 100   |        | 1,316,725                         |
| 100 Actual Front Feet, 0.58 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,316,725 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 3500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1529 SF Floor Area = 2294 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,529 |          |            |
| Total:    |          |             |       | 298,468  | 253,679    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 42 | 3,026 | 2,572 |
|---------------|----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 480 | 25,834 | 21,959 |
| Door Opener | 1   | 537    | 456    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Exterior 2 Story  | 1 | 8,025 | 6,821 |
| Direct-Vented Gas | 1 | 3,022 | 2,569 |

##### Deck

|              |     |        |       |
|--------------|-----|--------|-------|
| Treated Wood | 905 | 11,756 | 9,993 |
|--------------|-----|--------|-------|

Totals: 370,082 314,551

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 849,288

Parcel Number: 45-006-820-001-10

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|                                    |                |           |        |              |                |         |
|------------------------------------|----------------|-----------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-820-001-10    |                |           |        | =            | 2,171,013      |         |
| Est. TCV/Total Floor Area = 946.39 |                |           |        |              |                |         |
| 2025 Assessed                      | MBOR           |           | S.E.V. | Base for Cap | IRM            |         |
| 1,066,900                          | 1,066,900      | 1,066,900 |        | 354,116      | 2.70           |         |
| 2026 New                           | Eq. Adjustment | Loss      |        | Additions    | Tax Adjustment | Losses  |
| 0                                  | 18,600         | 0         |        | 0            | 9,561          | 0       |
| 2026 Assessed                      | MBOR           |           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 1,085,500                          | 1,085,500      | 1,085,500 |        | 363,677      | 363,677        | 363,677 |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-820-001-50   | 2026 Est. T.C.V.    | MILLER JOSEPH P LIVING TRUST |
| Property Class: 401 |                     | 7251 W DAY FOREST RD         |
| Map #: 68           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630             |

L256 P819/85 GA 538-A PRT LOT 1 BEG NE LOT COR TH S 22 DEG 30'30" W 226.87 FT TH  
S 38 DEG 03' E 140.9 FT TO SE LOT COR TH NLY ALG E LOT LN TO POB PLAT OF FOREST  
GLEN AND ALSO PRT LOT 1 THOROGOOD'S PLAT BEG NW COR TH S 41 DEG 04' E 110 FT TH  
S 16 DEG 57' 35" W 248.67 FT TO SHR GLEN LK TH N ALG E LOT LN 320.55 FT TO POB  
PLATS OF FOREST GLEN & THOROGOOD. SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                   | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------------------------|-----------|
| GROUP A 14500                           | 100.00   | 219.87 | 0.9193 | 0.8751 | 14500 | 100   |                          | 1,166,461 |
| GROUP A 14500                           | 40.00    | 219.87 | 0.9193 | 0.8751 | 14500 | 50    | SURPLUS: ZONING 100' MIN | 233,292   |
| 140 Actual Front Feet, 0.71 Total Acres |          |        |        |        |       |       |                          |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |                          | 1,399,753 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Ren. Conc.                               | 8.33     | 3500 | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool  
Ground Area = 2310 SF Floor Area = 2310 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 2,310 |          |            |
| Total:  |          |            |       | 370,259  | 344,367    |

#### Other Additions/Adjustments

##### Exterior

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Brick Veneer                            | 120 | 2,027 | 1,885 |
| Basement, Outside Entrance, Above Grade | 1   | 2,019 | 1,878 |

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,349 |
| 3 Fixture Bath     | 2 | 9,133 | 8,494 |
| 2 Fixture Bath     | 1 | 3,056 | 2,842 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 8,838 |
| Water Well, 50 Feet | 1 | 3,410 | 3,171 |

##### Porches

|                     |     |        |        |
|---------------------|-----|--------|--------|
| WCP (1 Story)       | 236 | 9,532  | 8,865  |
| WPP                 | 138 | 3,940  | 3,664  |
| Foundation: Shallow | 138 | -1,076 | -1,001 |
| WPP                 | 253 | 5,366  | 4,990  |
| Foundation: Shallow | 253 | -1,495 | -1,390 |
| WCP (1 Story)       | 313 | 11,040 | 10,267 |
| Foundation: Shallow | 313 | -1,678 | -1,561 |
| WPP                 | 292 | 5,472  | 5,089  |
| Foundation: Shallow | 292 | -1,621 | -1,508 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |      |        |        |
|---------------------|------|--------|--------|
| Storage Over Garage | 616  | 8,316  | 7,734  |
| Common Wall: 1 Wall | 1    | -2,640 | -2,455 |
| Door Opener         | 3    | 1,612  | 1,499  |
| Base Cost           | 1936 | 83,732 | 77,871 |

## Local Cost Items

GENERATOR

1

1

1

\*95% Good

Totals: 521,359 484,889

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,309,200

2026 Est. T.C.V. 006-820-001-50 = 2,713,953

Est. TCV/Total Floor Area = 1174.87, Most recent sale 12/28/2012 for 420,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,325,800     | 1,325,800      | 1,325,800 | 598,607      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 31,200         | 0         | 0            | 16,162         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,357,000     | 1,357,000      | 1,357,000 | 614,769      | 614,769        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-820-003-00   | 2026 Est. T.C.V.    | LUND JOHN E REV TRUST |
| Property Class: 401 |                     | 7209 W DAY FOREST RD  |
| Map #: 68           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

L226 P340/81 GA 538 1 LOT 3 & 4 EXC PRT LOT 3 COM AT NWLY COR COR TH S 20 DEG 11' 00" W 257.17 FT TO TRAVERSE LN ON SHR TH S 71 DEG 08' 00" E ALG TRAVERSE LN 10.00 FT TH N 24 DEG 28'12" E 247.77 FT TO N LN AND PT ON CURVE TO RIGHT TH ALG CURVE TO RIGHT LONG CHD N 50 DEG 44' 15" W 29.99 FT TO POB THOROGOOD'S PLAT ALSO EXC PRT LOT 4 BEG AT NW COR LOT 5 OR NE COR LOT 4 SD PLAT TH S 44 DEG 52' 14" W 159.81 FT TH N 40 DEG 29' 28" E 157.21 FT TO SWLY SD DAY FOREST RD TH S 59 DEG 26' E 12.39 FT TO POB THOROGOOD'S PLAT SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                   | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------------------------|-----------|
| GROUP A 14500                                                   | 100.00   | 236.00 | 0.9329 | 0.8907 | 14500 | 100   |                          | 1,204,883 |
| GROUP A 14500                                                   | 32.00    | 236.00 | 0.9329 | 0.8907 | 14500 | 50    | SURPLUS: ZONING 100' MIN | 192,781   |
| 132 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = |          |        |        |        |       |       |                          | 1,397,664 |

#### Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand  | 18.35 | 537  | 0      | 0          |
| D/W/P: Asphalt Paving | 3.16  | 1500 | 0      | 0          |
| Wood Frame            | 26.56 | 166  | 50     | 2,204      |
| Wood Frame            | 24.90 | 220  | 50     | 2,739      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 9,943      |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 2452 SF Floor Area = 4291 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 2,452 |          |            |
| Total:     |          |             |       | 487,877  | 390,302    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 2 | 9,133 | 7,306 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| CCP (1 Story) | 52 | 1,670 | 1,336 |
|---------------|----|-------|-------|

##### Deck

|                                    |      |        |        |
|------------------------------------|------|--------|--------|
| Treated Wood w/Roof (Deck Portion) | 72   | 2,103  | 1,682  |
| Treated Wood w/Roof (Roof portion) | 72   | 1,374  | 1,099  |
| Treated Wood                       | 1020 | 13,250 | 10,600 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 720 | 34,495 | 27,596 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,112 |
| Door Opener         | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
| Dishwasher       | 1 | 779   | 623   |

Parcel Number: 45-006-820-003-00

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|                  |   |         |         |            |
|------------------|---|---------|---------|------------|
| Vented Hood      | 1 | 571     | 457     |            |
| Fireplaces       |   |         |         |            |
| Interior 2 Story | 1 | 6,649   | 5,319   |            |
| Local Cost Items |   |         |         |            |
| GENERATOR        | 1 | 1       | 1       | *100% Good |
| Totals:          |   | 573,702 | 458,963 |            |

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 1,239,200

|                                    |           |           |              |                |         |  |   |           |
|------------------------------------|-----------|-----------|--------------|----------------|---------|--|---|-----------|
| 2026 Est. T.C.V. 006-820-003-00    |           |           |              |                |         |  | = | 2,646,807 |
| Est. TCV/Total Floor Area = 616.83 |           |           |              |                |         |  |   |           |
| 2025 Assessed                      | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |   |           |
| 1,290,800                          | 1,290,800 | 1,290,800 | 564,186      | 2.70           |         |  |   |           |
| 2026 New Eq. Adjustment            | Loss      |           | Additions    | Tax Adjustment | Losses  |  |   |           |
| 0                                  | 32,600    | 0         | 0            | 15,233         | 0       |  |   |           |
| 2026 Assessed                      | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |   |           |
| 1,323,400                          | 1,323,400 | 1,323,400 | 579,419      | 579,419        | 579,419 |  |   |           |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-820-004-00   | 2026 Est. T.C.V.    | MCCARTHY AMY N TRUST |
| Property Class: 401 |                     | 7181 W DAY FOREST RD |
| Map #: 68           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L219 P347 L369 P981 L411 P192/95 PRT OF LOTS 4 & 5 THOROGOOD'S PLAT & PRT OF GOVT LOT 4 SEC 33 BEG NW COR LOT 5 TH S 59 DEG 26' E 20 FT TH S 36 DEG 29'16" W 253.65 FT TO SHR LITTLE GLEN LAKE TH ALG SD SHR N 47 DEG 54'18" W 49.63 FT TH LEAVING SD SHR N 40 DEG 29'28" E 246.08 FT TO SWLY SD DAY FOREST DR TH S 59 DEG 26' E 12.39 FT TO POB THOROGOOD'S PLAT SEC 33 T29N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage                | Depth  | Front  | Depth  | Rate  | %Adj. | Reason  | Value   |
|----------------------------------------|-------------------------|--------|--------|--------|-------|-------|---------|---------|
| GROUP A 14500                          | 49.63                   | 251.90 | 1.1914 | 0.9053 | 14500 | 100   |         | 776,202 |
| 50 Actual Front Feet, 0.29 Total Acres | Total Est. Land Value = |        |        |        |       |       | 776,202 |         |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 25.84 | 320  | 50     | 4,134      |
| D/W/P: Crushed Rock                                 | 2.46  | 500  | 50     | 615        |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 4,749      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1995

(11) Heating System: Electric Baseboard

Ground Area = 1418 SF Floor Area = 2836 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Block    | Slab       | 1,418 |          |            |
| Total:  |          |            |       | 407,026  | 305,269    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,073 | 1,555 |
| 3 Fixture Bath     | 1 | 6,520 | 4,890 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,379 | 4,034 |
| Water Well, 100 Feet | 1 | 6,324 | 4,743 |

##### Porches

|                |    |       |       |
|----------------|----|-------|-------|
| CCP (2 Story)  | 92 | 4,254 | 3,191 |
| CGEP (1 Story) | 73 | 8,319 | 6,239 |

##### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 73 | 3,869 | 2,902 |
|--------------|----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,860 | 2,895 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 10,041 | 7,531 |
|------------------|---|--------|-------|

Totals: 457,665 343,249

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 926,771

2026 Est. T.C.V. 006-820-004-00 = 1,707,722

Est. TCV/Total Floor Area = 602.16, Most recent sale 04/27/2021 for 965,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 839,500                 | 839,500 | 839,500   | 503,766        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 14,400  | 0         | 13,601         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 853,900                 | 853,900 | 853,900   | 517,367        | 517,367     | 0       |  |



45-006-820-005-00  
Property Class: 401  
Map #: 68

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

MCFRALEY PROPERTIES LLC  
7157 W DAY FOREST RD  
EMPIRE, MI 49630

THAT PART OF LOT 5 OF THOROGOOD'S PLAT AS RECORDED IN LIBER 2 OF PLATS, PAGE 30, IN SECTION 33, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHWESTERLY LINE OF DAY FOREST ROAD, NORTH 59°26' WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°20' WEST, 276.25 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 5; THENCE ALONG THE SHORE OF GLEN LAKE, NORTH 48°29' WEST, 97.15 FEET (TO A POINT SOUTH 48°29' EAST, 50.00 FEET FROM THE WESTERLY MOST CORNER OF SAID LOT 5); THENCE NORTH 36°41' EAST, 254.36 FEET (TO A POINT WHICH IS SOUTH 59°26' EAST, 20.00 FEET FROM THE NORTHERLY MOST CORNER OF SAID LOT 5); THENCE ALONG THE SOUTHWESTERLY LINE OF DAY FOREST ROAD, SOUTH 59°26' EAST, 120.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE EAST 20 FEET OF THAT PART OF LOTS 4 & 5 OF THOROGOOD'S PLAT WHICH IS PART OF GOVERNMENT LOT 4, SECTION 33, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST FENCE CORNER OF LOT 5 AS THE POINT OF BEGINNING; THENCE SOUTH 59°26' EAST 20 FEET TO A FENCE CORNER; THENCE SOUTH 39°38' WEST 252.5 FEET TO INTERSECT WITH A RIPARIAN RIGHTS LINE BEARING SOUTH 48°29' EAST ALONG THE NORTH SHORE OF LITTLE GLEN LAKE; THENCE FROM THIS INTERSECTION AND ALONG THE RIPARIAN LINE NORTH 48°29' WEST 50 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 41°20'40" EAST 90.23 FEET TO A POINT INSIDE THE EAST EDGE OF LOT 4; THENCE NORTH 44°49'10" EAST 160.04 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. FORMERLY ABV AS: L258 P59 L260 P515 L444 P635/97 PRT OF LOT 5 SEC 33 COM NW COR OF SD LOT TH S 59 DEG 26' E 20 FT FOR POB TH CONT S 59 DEG 26' E 120 FT TH S TO SW COR LOT 6 TH N 48 DEG 29' W ALG SHR GLEN LAKE 97 FT M/LTH N 39 DEG 38' E 252.5 FT TO POB THOROGOOD'S PLAT SEC 33 T29N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN  
\* Factors \*

| Description                                                    | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                  | 97.00    | 250.00 | 1.0076 | 0.9036 | 14500 | 100   |        | 1,280,631 |
| 97 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,280,631 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10     | 1302 | 0      | 0          |
| D/W/P: 3.5 Concrete                                 | 6.71     | 39   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 75                                | 7,500.00 | 1    | 100    | 7,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 7,500      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1948

(11) Heating System: Forced Hot Water

Ground Area = 2131 SF Floor Area = 2838 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1 Story   | Siding   | Crawl Space | 716    |          |            |
| 1.5 Story | Siding   | Crawl Space | 1,415  |          |            |
|           |          |             | Total: | 378,818  | 265,210    |

Other Additions/Adjustments

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Stone Veneer | 40 | 1,492 | 1,044 |
|--------------|----|-------|-------|

Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 1,451  | 1,016 |
| 3 Fixture Bath     | 3 | 13,700 | 9,590 |

Parcel Number: 45-006-820-005-00

Page: 2

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

## Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| CCP (1 Story) | 135 | 3,970  | 2,779 |
| WPP           | 654 | 11,792 | 8,254 |
| WPP           | 39  | 1,989  | 1,392 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 99  | 2,499 | 1,749 |
| Treated Wood | 491 | 7,336 | 5,135 |

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 888 | 29,961 | 20,973 |
| Storage Over Garage   | 667 | 9,005  | 6,303  |
| Common Wall: 1/2 Wall | 1   | -1,087 | -761   |
| Door Opener           | 3   | 1,612  | 1,128  |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 5,338 | 3,737 |
|------------------|---|-------|-------|

Totals: 481,272 336,926

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 909,700

2026 Est. T.C.V. 006-820-005-00 = 2,197,831

Est. TCV/Total Floor Area = 774.43, Most recent sale 08/08/2022 for 1,695,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,080,400     | 1,080,400      | 1,080,400 | 686,877      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 18,500         | 0         | 0            | 18,545         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,098,900     | 1,098,900      | 1,098,900 | 705,422      | 705,422        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-820-005-10   | 2026 Est. T.C.V.    | THOROGOOD GLEN LLC   |
| Property Class: 401 |                     | 7153 W DAY FOREST RD |
| Map #: 68           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L242 P382/83 . PRT OF LOTS 5 & 6 COM AT A PT ON N LN LOT 6 20 FT NW OF NE COR OF SD LOT 6 FOR POB TH N 59 DEG 26' W ALG N LN LOTS 5 & 6 93 FT TH S TO SW COR LOT 6 TH S 48 DEG 29' E ALG SD S LN 80 FT TH N 43 DEG 27' E TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                          | 88.00    | 290.00 | 1.0325 | 0.9378 | 14500 | 100   |        | 1,235,440                         |
| 88 Actual Front Feet, 0.59 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,235,440 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving                               | 3.16     | 1000 | 0      | 0          |
| Wood Frame                                          | 29.72    | 98   | 50     | 1,456      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,456      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1953

(11) Heating System: Forced Hot Water

Ground Area = 1545 SF Floor Area = 2315 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Slab        | 370    |          |            |
| 1 Story | Siding   | Crawl Space | 293    |          |            |
| 1 Story | Siding   | Crawl Space | 882    |          |            |
| 1 Story | Siding   | Overhang    | 400    |          |            |
|         |          |             | Total: | 284,442  | 184,886    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 94  | 7,908 | 5,140 |
| WPP            | 300 | 5,469 | 3,555 |
| WCP (1 Story)  | 65  | 4,017 | 2,611 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 451 | 20,687 | 13,447 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,716 |
| Door Opener         | 1   | 537    | 349    |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Base Cost           | 236 | 11,854 | 7,705  |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Parcel Number: 45-006-820-005-10

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 Totals: 359,076 233,399

Notes:

 ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 630,177
 

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2026 Est. T.C.V. 006-820-005-10

= 1,872,073

Est. TCV/Total Floor Area = 808.67

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 924,500       | 924,500        | 924,500 | 275,584      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,500         | 0       | 0            | 7,440          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 936,000       | 936,000        | 936,000 | 283,024      | 283,024        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-820-006-00   | 2026 Est. T.C.V.    | 7137 DAY FOREST REALTY LLC |
| Property Class: 401 |                     | 7137 W DAY FOREST RD       |
| Map #: 77,68        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L915 P842/06 PRT LOTS 6 & 7 COM AT NW COR LOT 7 TH S 59 DEG 26' E ON N LN 70 FT TH S 43 DEG 27' W 297.85 FT M/L TO SWLY LN SD LOT TH N 43 DEG 12' W ON SWLY LN 70 FT TO SW COR TH N 48 DEG 29' W INTO LOT 6 20 FT TH N 43 DEG 27' E 297.85 FT M/L TO N LN LOT 6 TH S 59 DEG 26' E ON N LN 20 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                          | 90.00    | 304.92 | 1.0267 | 0.9496 | 14500 | 100   |        | 1,272,297                         |
| 90 Actual Front Feet, 0.63 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,272,297 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31     | 1500 | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 21.39    | 60   | 0      | 0          |
| Wood Frame                                          | 25.71    | 186  | 50     | 2,391      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,891      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1468 SF Floor Area = 2011 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1+ Story   | Siding   | Crawl Space | 649    |          |            |
| 1.75 Story | Siding   | Crawl Space | 724    |          |            |
| 1 Story    | Siding   | Slab        | 95     |          |            |
|            |          |             | Total: | 283,145  | 212,355    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 2000 Gal Septic     | 1 | 9,503 | 7,127 |
| Water Well, 50 Feet | 1 | 3,410 | 2,557 |

##### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| CGEP (1 Story) | 123 | 9,582 | 7,186 |
| WPP            | 105 | 3,212 | 2,409 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,885 |
|------------------|---|-------|-------|

Totals: 328,717 246,532

Notes: 2018 1.5S ADDITION

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 665,636

2026 Est. T.C.V. 006-820-006-00 = 1,942,824

Est. TCV/Total Floor Area = 966.10, Most recent sale 04/24/2023 for 2,095,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 953,300       | 953,300 | 953,300 | 953,300      | 2.70 |

| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-820-006-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 18,100  | 0       | 0       | 18,100      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 971,400       | 971,400 | 971,400 | 979,039 | 971,400     | 0       |



|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-820-007-00   | 2026 Est. T.C.V.    | SEWARD SCOTT B & GAIL M |
| Property Class: 402 |                     | W DAY FOREST RD         |
| Map #: 77,68        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L169 P980 L288 P105 L410 P933/95 GA 538-2A E 30 FT LOT 7 THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| GROUP B 10000                          | 30.00    | 310.00 | 1.4350 | 0.9701 | 10000 | 100   |                         | 417,646 |
| 30 Actual Front Feet, 0.21 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 417,646 |

2026 Est. T.C.V. 006-820-007-00 = 417,646

Est. TCV/Total Floor Area = 207.68, Most recent sale 05/19/1988 for 182,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 208,800                 | 208,800 | 208,800 | 50,577       | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                       | 0       | 0       | 0            | 1,365          | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 208,800                 | 208,800 | 208,800 | 51,942       | 51,942         | 38,957  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-820-008-00   | 2026 Est. T.C.V.    | SEWARD SCOTT B & GAIL M |
| Property Class: 401 |                     | 7115 W DAY FOREST RD    |
| Map #: 77,68        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L169 P981 L288 P105 L410 P933/95 LOT 8 EXC THAT PRT BEG NELY COR OF LOT 8 TH N  
 59 DEG 28' 45" W 13.28 FT TH S 43 DEG 35' 15" W 331.55 FT TH S 46 DEG 24' 45" E  
 10 FT TH NELY ALG E LOT LN TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4  
 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                          | 90.00    | 330.00 | 1.0267 | 0.9685 | 14500 | 100   |        | 1,297,689                         |
| 90 Actual Front Feet, 0.68 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,297,689 |

#### Land Improvement Cost Estimates

| Description          | Rate  | Size | % Good | Cash Value |
|----------------------|-------|------|--------|------------|
| D/W/P: Brick on Sand | 16.85 | 1620 | 0      | 0          |
| D/W/P: 3.5 Concrete  | 6.28  | 174  | 0      | 0          |
| Wood Frame           | 26.07 | 101  | 50     | 1,316      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,316      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1619 SF Floor Area = 1619 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,619 |          |            |
| Total:  |          |             |       | 216,894  | 140,982    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 3 Fixture Bath     | 1 | 4,567 | 2,969 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

##### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 161 | 4,363 | 2,836 |
|-----|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 249 | 4,696 | 3,052 |
| Treated Wood | 117 | 2,841 | 1,847 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 500 | 19,865 | 12,912 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,418 |
| Door Opener         | 1   | 537    | 349    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

Totals: 272,942 177,414

Notes: RESIDENCE

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 479,018

Parcel Number: 45-006-820-008-00

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1966

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 699 SF Floor Area = 699 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 699    |          |            |
|         |          |             | Total: | 91,206   | 59,285     |

## Other Additions/Adjustments

|                    |  |   |       |     |  |
|--------------------|--|---|-------|-----|--|
| Plumbing           |  |   |       |     |  |
| Average Fixture(s) |  | 1 | 1,209 | 786 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 1,934 | 1,257 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Fireplaces       |  |   |       |       |  |
| Exterior 1 Story |  | 1 | 5,708 | 3,710 |  |

|         |  |  |         |        |  |
|---------|--|--|---------|--------|--|
| Totals: |  |  | 100,057 | 65,038 |  |
|---------|--|--|---------|--------|--|

Notes: ASPEN - LAKE SIDE COTTAGE

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 175,603

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 785 SF Floor Area = 785 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 785    |          |            |
|         |          |             | Total: | 101,203  | 65,783     |

## Other Additions/Adjustments

|                    |  |   |       |     |  |
|--------------------|--|---|-------|-----|--|
| Plumbing           |  |   |       |     |  |
| Average Fixture(s) |  | 1 | 1,209 | 786 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Built-Ins        |  |   |       |       |  |
| Appliance Allow. |  | 1 | 1,934 | 1,257 |  |

|                  |  |   |       |       |  |
|------------------|--|---|-------|-------|--|
| Fireplaces       |  |   |       |       |  |
| Exterior 1 Story |  | 1 | 5,708 | 3,710 |  |

|         |  |  |         |        |  |
|---------|--|--|---------|--------|--|
| Totals: |  |  | 110,054 | 71,536 |  |
|---------|--|--|---------|--------|--|

Notes: HEMLOCK - MIDDLE COTTAGE

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 193,147

2026 Est. T.C.V. 006-820-008-00 = 2,151,773

Est. TCV/Total Floor Area = 693.45, Most recent sale 05/19/1988 for 182,000

| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 1,058,600     | 1,058,600      | 1,058,600 | 301,686      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 17,300         | 0         | 0            | 8,145          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,075,900     | 1,075,900      | 1,075,900 | 309,831      | 309,831        | 232,373 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-820-009-00   | 2026 Est. T.C.V.    | BOND V LYNN          |
| Property Class: 401 |                     | 7105 W DAY FOREST RD |
| Map #: 77           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L257 P919 L301 P989 L335 P819-821/92 DC L435 P104 L437 P613/97 LOT 9 EXC THAT  
 PRT BEG NWLY COR SD LOT TH S 59 DEG 28' 45" E 3.02 FT TH S 61 DEG 39' 00" E  
 62.90 FT TO NELY COR SD LOT TH S 37 DEG 55' 25" W 179 FT ALG ELY LN SD LOT TH N  
 61 DEG 49' 25" W 84.32 FT TO WLY LN SD LOT TH N 43 DEG 35' 15" E 183.32 FT TO  
 POB TOGETHER WITH NON-EXCLUSIVE EASEMENT THOROGOOD'S PLAT. SEC 33 T29N R14W &  
 SEC 4 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                                                   | 100.00   | 362.00 | 1.0000 | 0.9912 | 14500 | 100   |        | 1,437,267 |
| 100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = |          |        |        |        |       |       |        | 1,437,267 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 32.90    | 80   | 50     | 1,316      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,316      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1848 SF Floor Area = 2323 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,848 |          |            |
| 1 Story | Siding   | Overhang    | 475   |          |            |
| Total:  |          |             |       | 285,663  | 202,821    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,030 |
| 2 Fixture Bath     | 1 | 3,056 | 2,170 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,395 |
| Water Well, 100 Feet | 1 | 5,847 | 4,151 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 596 | 8,326 | 5,911 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 475 | 25,655 | 18,215 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,874 |
| Door Opener         | 1   | 537    | 381    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,965 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,146 |
|-------------------|---|-------|-------|

Totals: 338,466 240,311

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 648,840

2026 Est. T.C.V. 006-820-009-00 = 2,092,423  
 Est. TCV/Total Floor Area = 900.74

Parcel Number: 45-006-820-009-00

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|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,034,400     | 1,034,400      | 1,034,400 | 290,998      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 11,800         | 0         | 0            | 7,856          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,046,200     | 1,046,200      | 1,046,200 | 298,854      | 298,854        | 298,854 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-820-009-10   | 2026 Est. T.C.V.    | HICKEY JAMES L & DENISE M |
| Property Class: 401 |                     | 7091 W DAY FOREST RD      |
| Map #: 77,68        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630          |

L220 P443/80 L799 P322/04 PRT OF LOTS 8 & 9 BEG NELY COR LOT 9 TH S 37 DEG 55'25" W 179 FT ALG ELY LOT LN TH N 61 DEG 49'25" W 84.32 FT TO WLY LOT LN TH S 43 DEG 35'15" W 150.55 FT TO PT NEAR SHR GLEN LAKE TH N 46 DEG 24'45" W 10 FT TH N 43 DEG 35'15" E 331.55 FT TO NLY LN LOT 8 TH S 59 DEG 28'45" E 13.28 FT TH S 61 DEG 39'00" E 62.90 FT TO POB THOROGOOD'S PLAT SEC 4 T28N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

| Description                            |  | Frontage | Depth  | Front  | Depth  | Rate                    | %Adj. | Reason  | Value   |
|----------------------------------------|--|----------|--------|--------|--------|-------------------------|-------|---------|---------|
| A 100' @ 7000/                         |  | 94.32    | 175.92 | 1.0147 | 0.7975 | 7000                    | 100   |         | 534,267 |
| 94 Actual Front Feet, 0.38 Total Acres |  |          |        |        |        | Total Est. Land Value = |       | 534,267 |         |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1083 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 1,008 |          |            |
| 1 Story | Siding   | Overhang   | 75    |          |            |
| Total:  |          |            |       | 170,826  | 111,038    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 2,781 | 1,808 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 943   |
| 2 Fixture Bath     | 1 | 3,056 | 1,986 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,108 |
| Water Well, 100 Feet | 1 | 5,847 | 3,801 |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| CPP | 84  | 1,928 | 1,253 |
| WPP | 105 | 3,212 | 2,088 |

#### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                        |     |        |        |
|------------------------|-----|--------|--------|
| Base Cost              | 288 | 13,830 | 8,989  |
| Common Wall: 2 Wall    | 1   | -4,363 | -2,836 |
| Door Opener            | 1   | 537    | 349    |
| Basement Garage: 1 Car | 1   | 2,833  | 1,841  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,799 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,234 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 216,001 | 140,401 |
|---------|---------|---------|

Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 379,083

Parcel Number: 45-006-820-009-10

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2026 Est. T.C.V. 006-820-009-10 = 918,350  
 Est. TCV/Total Floor Area = 847.97, Most recent sale 04/19/2004 for 250,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 374,000       | 374,000 | 374,000 | 157,651      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 85,200         | 0    | 0         | 4,256          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 459,200       | 459,200 | 459,200 | 161,907 | 161,907     | 161,907 |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-820-010-00   | 2026 Est. T.C.V.    | STATE OF MICHIGAN |
| Property Class: 402 |                     | W DAY FOREST RD   |
| Map #: 77,68        | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

LOT 10 THOROGOODS PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 14500                           | 99.88    | 305.88 | 1.0003 | 0.9503 | 14500 | 100   |                         | 1,376,713 |
| 100 Actual Front Feet, 0.70 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,376,713 |

2026 Est. T.C.V. 006-820-010-00

= 0

Est. TCV/Total Floor Area = 0.00

| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|------|-----------|----------------|-------------|---------|--|
| 0                       | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                       | 0    | 0         | 0              | 0           | 0       |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-820-014-00   | 2026 Est. T.C.V.    | LITTLE GLEN LAKE HOUSE LLC |
| Property Class: 401 |                     | 7061 W DAY FOREST RD       |
| Map #: 77           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630           |

L289 P414/88 LOT 14 THOROGOOD'S PLAT. SEC 4 T28N R14W.

## Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value     |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------|
| GROUP A 14500                           | 100.00   | 355.00 | 1.0000 | 0.9864 | 14500 | 100   |        | 1,430,268 |
| 100 Actual Front Feet, 0.81 Total Acres |          |        |        |        |       |       |        |           |
| Total Est. Land Value =                 |          |        |        |        |       |       |        | 1,430,268 |

## Land Improvement Cost Estimates

| Description           | Rate  | Size | % Good | Cash Value |
|-----------------------|-------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.16  | 5000 | 0      | 0          |
| D/W/P: 4in Concrete   | 7.10  | 993  | 0      | 0          |
| Wood Frame            | 26.47 | 168  | 50     | 2,223      |
| Wood Frame            | 32.90 | 80   | 50     | 1,316      |

## Residential Local Cost Land Improvements

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 13,539     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1287 SF Floor Area = 1729 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 884  |          |            |
| 1 Story   | Siding   | Crawl Space | 403  |          |            |
| Total:    |          |             |      | 233,064  | 174,800    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 462 | 21,026 | 15,769 |
| Common Wall: 1 Wall | 1   | -2,640 | -1,980 |
| Door Opener         | 1   | 537    | 403    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

## Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 3,170 | 2,377 |
|----------------|---|-------|-------|

Totals: 274,571 205,928

## Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCV: 556,006

2026 Est. T.C.V. 006-820-014-00 = 1,999,813

Est. TCV/Total Floor Area = 1156.63, Most recent sale 03/10/2021 for 935,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 988,100                 | 988,100 | 988,100   | 491,158        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 11,800  | 0         | 13,261         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

999,900

999,900

999,900

504,419

504,419

0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-820-015-00   | 2026 Est. T.C.V.    | NANAGOSA TRAIL LLC   |
| Property Class: 401 |                     | 7043 W DAY FOREST RD |
| Map #: 77           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L241 P651/83 L344 P220 L476 P293/98 PRT LOTS 15 & 16 COM NE COR SEC 4 TH ALGE  
 SEC LN S 00 DEG 41' W 181.72 FT TH ALG SLY LN DAY FOREST RD N 61 DEG 39' W 60 FT  
 TO POB TH S 05 DEG 39' W 378.46 FT TH ALG SHR GLEN LAKE N 58 DEG 24' W 100 FT TH  
 ALG WLY LN LOT 15 N 11 DEG 10' E 359.57 FT TH ALG SLY LN DAY FOREST RD S 61 DEG  
 39' E 60 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT THOROGOOD'S PLAT SEC 4  
 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 375.00 | 1.0000 | 1.0000 | 14500 | 100   |        | 1,450,000                         |
| 100 Actual Front Feet, 0.86 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,450,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 1500 | 50     | 1,732      |
| D/W/P: 4in Concrete                                 | 7.10 | 400  | 50     | 1,420      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 3,152      |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1988

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1208 SF Floor Area = 2416 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 2 Story | Siding   | Slab       | 1,208 |          |            |
| Total:  |          |            |       | 284,049  | 213,037    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 2 | 9,133 | 6,850 |
| 2 Fixture Bath     | 1 | 3,056 | 2,292 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,586 |
| Water Well, 100 Feet | 1 | 5,847 | 4,385 |

##### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 250 14,258 10,693

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 325,344 244,007

#### Notes:

ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 658,819

2026 Est. T.C.V. 006-820-015-00 = 2,111,971

Est. TCV/Total Floor Area = 874.16, Most recent sale 10/05/2022 for 1,725,000

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 1,028,200               | 1,028,200 | 1,028,200 | 639,977      | 2.70           |         |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 14,400                  | 13,400    | 0         | 14,400       | 17,279         | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,056,000               | 1,056,000 | 1,056,000 | 671,656      | 671,656        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-820-016-00   | 2026 Est. T.C.V.    | CRONIN MARGARET M    |
| Property Class: 401 |                     | 7021 W DAY FOREST RD |
| Map #: 77           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630     |

L241 P651/83 PRT LOTS 15 & 16 COM NE COR SD SEC 4 TH ALG E SEC LN S 00 DEG 41' W  
 181.72 FT TO POB TH CONT S 00 DEG 41' W 400.3 FT TO SHR GLEN LAKE TH N 58 DEG  
 24' W ALG SD SHR 100 FT TH N 05 DEG 39' E 378.46 FT TH S 61 DEG 39' E 60 FT TO  
 POB THOROGOOD'S PLAT SEC 4 T28N R14W.

#### Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 14500                           | 100.00   | 375.00 | 1.0000 | 1.0000 | 14500 | 100   |        | 1,450,000                         |
| 100 Actual Front Feet, 0.86 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,450,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1668 SF Floor Area = 2502 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,668  |          |            |
|           |          |             | Total: | 355,248  | 301,960    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |
| Separate Shower    | 1 | 2,720 | 2,312 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 140 | 15,919 | 13,531 |
| WPP            | 140 | 4,976  | 4,230  |
| WPP            | 180 | 5,841  | 4,965  |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 32 | 1,460 | 1,241 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 589 | 37,926 | 32,237 |
| Storage Over Garage | 295 | 5,210  | 4,428  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 2   | 1,343  | 1,142  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Parcel Number: 45-006-820-016-00

Page: 2

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 Totals: 465,458 395,641

Notes:

 ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 1,068,231
 

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2026 Est. T.C.V. 006-820-016-00 = 2,528,231

Est. TCV/Total Floor Area = 1010.48, Most recent sale 07/01/2020 for 1,150,000

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,243,800     | 1,243,800      | 1,243,800 | 604,247      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 20,300         | 0         | 0            | 16,314         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,264,100     | 1,264,100      | 1,264,100 | 620,561      | 620,561        | 0       |  |

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| 45-006-830-017-00   | 2026 Est. T.C.V.    | US GOVT NATL PARK |
| Property Class: 402 |                     | W DAY FOREST RD   |
| Map #:              | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630  |

LOTS 17 THRU 24 ACREAGE INCLUDED IN 133-001-00 THOROGOOD'S PLAT NO. 2. SEC 33  
T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

|             |          |       |             |       |            |              |       |
|-------------|----------|-------|-------------|-------|------------|--------------|-------|
| Description | Frontage | Depth | Front       | Depth | Rate %Adj. | Reason       | Value |
|             |          | 0.00  | Total Acres |       | Total Est. | Land Value = | 0     |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: SHED

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: C Quality: Low Cost  
Stories: 1 Story Height: 8 Perimeter: 50

Base Rate for Upper Floors = 56.77

Adjusted Square Foot Cost for Upper Floors = 56.77

Total Floor Area: 200 Base Cost New of Upper Floors = 11,354

Reproduction/Replacement Cost = 11,354

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 10,559

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 10,559

Replacement Cost/Floor Area= 56.77 Est. TCV/Floor Area= 52.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 10,559

2026 Est. T.C.V. 006-830-017-00 = 0

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-831-001-00   | 2026 Est. T.C.V.    | CHESNUT RUTH T       |
| Property Class: 401 |                     | 1 TIMBER CREST 33 A  |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L860 P365/05 UNIT 1-A 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759  
P491-542 SEC 14 T29N R14W

#### Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 40000  | 0.00000 | 100   |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 40,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8SHARE

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

#### Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

#### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-00

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2026 Est. T.C.V. 006-831-001-00 = 122,037  
 Est. TCV/Total Floor Area = 86.18, Most recent sale 12/10/2013 for 94,000

|               |        |        |              |      |  |
|---------------|--------|--------|--------------|------|--|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |  |
| 59,700        | 59,700 | 59,700 | 56,492       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 1,300          | 0    | 0         | 1,525          | 0      |

  

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 61,000        | 61,000 | 61,000 | 58,017 | 58,017      | 0       |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-831-001-10   | 2026 Est. T.C.V.    | ATWOOD WILLIAM E JR & EIRKA R |
| Property Class: 401 |                     | 1 TIMBER CREST 33 B           |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L783 P421/04 UNIT 1-B 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759  
P491-542 SEC 14 T29N R14W.

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 40000  | 0.00000 | 100   |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 40,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8SHARE

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-10

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2026 Est. T.C.V. 006-831-001-10 = 122,037  
 Est. TCV/Total Floor Area = 86.18, Most recent sale 12/12/2024 for 120,000

|               |        |        |              |      |
|---------------|--------|--------|--------------|------|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |
| 59,700        | 59,700 | 59,700 | 59,700       | 2.70 |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 1,300          | 0    | 0         | 1,300          | 0      |

  

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 61,000        | 61,000 | 61,000 | 61,311 | 61,000      | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-831-001-20   | 2026 Est. T.C.V.    | MCALLISTER CATHERINE M & WILLIAM J |
| Property Class: 401 |                     | 1 TIMBER CREST 33 C                |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

UNIT 1-C 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 40000  | 0.00000 | 100   |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 40,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: LOWER LEVEL 619 SQ FT

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-20

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2026 Est. T.C.V. 006-831-001-20 = 122,037  
 Est. TCV/Total Floor Area = 86.18, Most recent sale 11/13/2014 for 90,000

|               |        |        |              |      |  |
|---------------|--------|--------|--------------|------|--|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |  |
| 59,700        | 59,700 | 59,700 | 56,492       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 1,300          | 0    | 0         | 1,525          | 0      |

  

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 61,000        | 61,000 | 61,000 | 58,017 | 58,017      | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-831-001-30   | 2026 Est. T.C.V.    | KARAMANSKI THEODORE J & |
| Property Class: 401 |                     | 1 TIMBER CREST 33 D     |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L782 P434/03 UNIT 1-D 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759  
P491-542 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 400000.00000 | 100  |       |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 40,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8TH SHARE

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

#### Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

#### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-30

Page: 2

2026 Est. T.C.V. 006-831-001-30

= 122,037

Est. TCV/Total Floor Area = 86.18

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 59,700                  | 59,700 | 59,700    | 56,492         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 1,300  | 0         | 1,525          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 61,000                  | 61,000 | 61,000    | 58,017         | 58,017      | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-831-001-40   | 2026 Est. T.C.V.    | WOLCOTT WARREN D JR & MARILYN L |
| Property Class: 401 |                     | 1 TIMBER CREST 33 E             |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L782 P435/03 UNIT 1-E 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759  
P491-542 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 40000  | 0.00000 | 100   |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 40,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8TH SHARE

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

#### Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

#### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-40

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2026 Est. T.C.V. 006-831-001-40

= 122,037

Est. TCV/Total Floor Area = 86.18

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 59,700                  | 59,700 | 59,700    | 56,492         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 1,300  | 0         | 1,525          | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 61,000                  | 61,000 | 61,000    | 58,017         | 58,017      | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-831-001-50   | 2026 Est. T.C.V.    | MILLER RICHARD C & LINDA L |
| Property Class: 401 |                     | 1 TIMBER CREST 33 F        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L782 P436/03 L855 P562/05 UNIT 1-F 33 TIMBER CREST CONDOMINIUM MASTER DEED REC  
IN L759 P491-542 SEC 14 T29N R14W.

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth        | Rate | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------------|------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000       | 0    | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 400000.00000 | 100  |       |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |              |      |       | Total Est. Land Value = | 40,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8TH SHARE

Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-50

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2026 Est. T.C.V. 006-831-001-50 = 122,037  
 Est. TCV/Total Floor Area = 86.18, Most recent sale 05/26/2005 for 110,000

|               |        |        |              |      |
|---------------|--------|--------|--------------|------|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |
| 59,700        | 59,700 | 59,700 | 56,492       | 2.70 |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 1,300          | 0    | 0         | 1,525          | 0      |

  

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 61,000        | 61,000 | 61,000 | 58,017 | 58,017      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-831-001-60   | 2026 Est. T.C.V.    | MCCONNELL ROBIN W & TONI K |
| Property Class: 401 |                     | 1 TIMBER CREST 33 G        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L782 P437/03 UNIT 1-G 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759  
P491-542 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 40000  | 0.00000 | 100   |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 40,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8TH SHARE

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

#### Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

#### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: 77,037

Parcel Number: 45-006-831-001-60

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2026 Est. T.C.V. 006-831-001-60 = 122,037  
 Est. TCV/Total Floor Area = 86.18, Most recent sale 09/23/2011 for 87,000

|               |        |        |              |      |  |
|---------------|--------|--------|--------------|------|--|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |  |
| 59,700        | 59,700 | 59,700 | 56,492       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 1,300          | 0    | 0         | 1,525          | 0      |

  

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 61,000        | 61,000 | 61,000 | 58,017 | 58,017      | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-831-001-70   | 2026 Est. T.C.V.    | MCCONNELL ROBIN W & TONI K |
| Property Class: 401 |                     | 1 TIMBER CREST 33 H        |
| Map #: 19           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L783 P25/04 UNIT 1-H 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759  
P491-542 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front   | Depth  | Rate    | %Adj. | Reason                  | Value  |
|-----------------------------------------|----------|--------|---------|--------|---------|-------|-------------------------|--------|
|                                         | 100.00   | 150.00 | 1.0000  | 1.0000 | 0       | 100   |                         | 0      |
| H831 TIMBE APPURTENANCE                 |          |        | 1 Units | 40000  | 0.00000 | 100   |                         | 40,000 |
| 100 Actual Front Feet, 0.34 Total Acres |          |        |         |        |         |       | Total Est. Land Value = | 40,000 |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56  
Economic Depreciation because of: 1/8TH SHARE

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Siding   | Basement    | 664  |          |            |
| 1 Story | Siding   | Crawl Space | 752  |          |            |
|         |          | Total:      |      | 269,695  | 28,480     |

#### Other Additions/Adjustments

|                 |     |        |       |
|-----------------|-----|--------|-------|
| Recreation Room | 619 | 16,923 | 1,787 |
|-----------------|-----|--------|-------|

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 2,136 | 226 |
| 3 Fixture Bath     | 1 | 6,716 | 709 |
| 2 Fixture Bath     | 1 | 4,500 | 475 |

#### Porches

|     |     |       |     |
|-----|-----|-------|-----|
| CPP | 240 | 5,575 | 589 |
| WPP | 341 | 7,983 | 843 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |       |
|-------------|-----|--------|-------|
| Base Cost   | 592 | 38,066 | 4,020 |
| Door Opener | 2   | 1,343  | 142   |

#### Water/Sewer

|              |   |       |     |
|--------------|---|-------|-----|
| Public Water | 1 | 1,914 | 202 |
| Public Sewer | 1 | 1,914 | 202 |

#### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 3,976  | 420   |
| Jacuzzi Tub      | 1 | 11,893 | 1,256 |

#### Fireplaces

|                   |   |       |     |
|-------------------|---|-------|-----|
| Interior 1 Story  | 1 | 6,917 | 730 |
| Direct-Vented Gas | 1 | 4,399 | 465 |

|         |         |        |
|---------|---------|--------|
| Totals: | 383,950 | 40,546 |
|---------|---------|--------|

Notes:

|                                             |        |
|---------------------------------------------|--------|
| ECF (H831 TIMBER CREST CONDO) 1.900 => TCV: | 77,037 |
|---------------------------------------------|--------|

Parcel Number: 45-006-831-001-70

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2026 Est. T.C.V. 006-831-001-70 = 122,037  
 Est. TCV/Total Floor Area = 86.18, Most recent sale 10/15/2013 for 94,000

|               |        |        |              |      |  |
|---------------|--------|--------|--------------|------|--|
| 2025 Assessed | MBOR   | S.E.V. | Base for Cap | IRM  |  |
| 59,700        | 59,700 | 59,700 | 56,492       | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 1,300          | 0    | 0         | 1,525          | 0      |

  

|               |        |        |        |             |         |
|---------------|--------|--------|--------|-------------|---------|
| 2026 Assessed | MBOR   | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 61,000        | 61,000 | 61,000 | 58,017 | 58,017      | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-001-00   | 2026 Est. T.C.V.    | DARDAS GARY F        |
| Property Class: 407 |                     | 1 VANTAGE PT         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L281 P437/87 UNIT 1 VANTAGE POINTE CONDOMINIUM REC IN L274P133, 1ST AMEND  
 L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND  
 L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units | 440000 | 0.00000    | 100          |        | 440,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1432 SF Floor Area = 1790 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,432  |          |            |
|            |          |            | Total: | 318,471  | 254,776    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1148 | 31,386 | 25,109 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 418,308 | 334,647 |
|---------|---------|---------|

#### Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 635,830

2026 Est. T.C.V. 006-833-001-00 = 1,075,830

Est. TCV/Total Floor Area = 601.02

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 524,200                 | 524,200 | 524,200   | 339,938        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 13,700  | 0         | 9,178          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 537,900                 | 537,900 | 537,900   | 349,116        | 349,116     | 349,116 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-833-002-00   | 2026 Est. T.C.V.    | MESSANO JEFFREY P & AMY O |
| Property Class: 407 |                     | 2 VANTAGE PT              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L282 P103/87 UNIT 2 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate      | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|-------|-----------|-------|-------------------------|---------|
| H833 VANTA CONDO UNIT SITE |          |       | 1 Units     |       | 440000.00 | 000   | 100                     | 440,000 |
|                            | 0.00     |       | Total Acres |       |           |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
Ground Area = 1147 SF Floor Area = 1434 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/90/82.8  
Economic Depreciation because of: INTERIOR UNIT

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,147  |          |            |
|            |          |            | Total: | 261,305  | 216,360    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1147 | 31,359 | 25,965 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,769  |
| 3 Fixture Bath     | 2 | 13,432 | 11,122 |
| 2 Fixture Bath     | 1 | 4,500  | 3,726  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 26,009 |
| Door Opener | 1   | 672    | 556    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,585 |
| Public Sewer | 1 | 1,914 | 1,585 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,292 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,034 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 361,115 | 299,003 |
|---------|---------|---------|

#### Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 568,106

2026 Est. T.C.V. 006-833-002-00 = 1,008,106

Est. TCV/Total Floor Area = 703.00, Most recent sale 03/08/2022 for 829,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 492,700                 | 492,700 | 492,700 | 425,235      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 11,400  | 0       | 0            | 11,481         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 504,100                 | 504,100 | 504,100 | 436,716      | 436,716        | 0       |  |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-833-003-00   | 2026 Est. T.C.V.    | ATHERTON SCOTT D & NANCY S |
| Property Class: 407 |                     | 3 VANTAGE PT               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L282 P559/87 L323 P396/91 L432 P752/96 UNIT 3 VANTAGE POINTE CONDOMINIUM REC  
 L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED  
 L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000     | 0.00000 | 100          | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1337 SF Floor Area = 1671 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,337  |          |            |
|            |          |            | Total: | 299,625  | 239,700    |

## Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1166 | 31,878 | 25,502 |
|-----------------|------|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 402,169 | 321,736 |
|---------|---------|---------|

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 611,299

2026 Est. T.C.V. 006-833-003-00 = 1,051,299

Est. TCV/Total Floor Area = 629.14, Most recent sale 09/21/2020 for 700,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 512,900       | 512,900    | 512,900 | 418,410      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,700     | 0       | 0            | 11,297         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 525,600       | 525,600    | 525,600 | 429,707      | 429,707        | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-833-004-00   | 2026 Est. T.C.V.    | KURAS NATALIE D TRUST |
| Property Class: 407 |                     | 4 VANTAGE PT          |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L280 P366 L437 P787/97 UNIT 4 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND  
 L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND  
 L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000     | 0.00000 | 100          | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1430 SF Floor Area = 1788 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,430  |          |            |
|            |          |            | Total: | 318,112  | 254,490    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1148 | 31,386 | 25,109 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 417,949 | 334,361 |
|---------|---------|---------|

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 635,286

2026 Est. T.C.V. 006-833-004-00 = 1,075,286

Est. TCV/Total Floor Area = 601.39, Most recent sale 03/31/2000 for 570,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 524,000                 | 524,000 | 524,000   | 338,938        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 13,600  | 0         | 9,151          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 537,600                 | 537,600 | 537,600   | 348,089        | 348,089     | 0       |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-833-005-00   | 2026 Est. T.C.V.    | DARIN PIERCE PAMELA L TRUST |
| Property Class: 407 |                     | 5 VANTAGE PT                |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L282 P658 L513 P741/99 UNIT 5 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND  
 L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND  
 L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000     | 0.00000 | 100          | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1224 SF Floor Area = 1530 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72  
 Economic Depreciation because of: INTERIOR UNIT

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,224  |          |            |
|            |          |            | Total: | 276,899  | 199,368    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1153 | 31,523 | 22,697 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,538 |
| 3 Fixture Bath     | 2 | 13,432 | 9,671 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 22,617 |
| Door Opener | 1   | 672    | 484    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,378 |
| Public Sewer | 1 | 1,914 | 1,378 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,863 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,116 |
|------------------|---|-------|-------|

Totals: 372,373 268,110

Notes: INT UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 509,408

2026 Est. T.C.V. 006-833-005-00 = 949,408

Est. TCV/Total Floor Area = 620.53, Most recent sale 11/20/1987 for 189,900

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 464,100                 | 464,100 | 464,100   | 258,440        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 10,600  | 0         | 6,977          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 474,700                 | 474,700 | 474,700   | 265,417        | 265,417     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-006-00   | 2026 Est. T.C.V.    | FORD FAMILY TRUST    |
| Property Class: 407 |                     | 6 VANTAGE PT         |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L280 P302/87 L334 P782/92 UNIT 6 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST  
 AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST  
 AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000     | 0.00000 | 100          | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1474 SF Floor Area = 1842 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,474  |          |            |
|            |          |            | Total: | 326,746  | 261,395    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1166 | 31,878 | 25,502 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 6,796 |
| Direct-Vented Gas | 2 | 8,798 | 7,038 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 438,089 350,470

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 665,894

2026 Est. T.C.V. 006-833-006-00 = 1,105,894

Est. TCV/Total Floor Area = 600.38, Most recent sale 06/11/2020 for 700,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 538,900       | 538,900        | 538,900 | 420,123      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,000         | 0       | 0            | 11,343         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 552,900       | 552,900        | 552,900 | 431,466      | 431,466        | 431,466 |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-833-007-00   | 2026 Est. T.C.V.    | DARDAS TERRY & JOAN TRUST |
| Property Class: 407 |                     | 7 VANTAGE PT              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L280 P377/87 UNIT 7 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|---------|-------|------------|---------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units |       | 440000     | 0.00000 | 100          | 440,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. |         | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
Ground Area = 1473 SF Floor Area = 1841 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,473  |          |            |
|            |          |            | Total: | 326,460  | 261,168    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1417 | 38,741 | 30,993 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,709 |
| 3 Fixture Bath     | 1 | 6,716 | 5,373 |
| 2 Fixture Bath     | 1 | 4,500 | 3,600 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 426,937 341,551

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 648,947

2026 Est. T.C.V. 006-833-007-00 = 1,088,947

Est. TCV/Total Floor Area = 591.50

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 530,300       | 530,300        | 530,300 | 314,478      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,200         | 0       | 0            | 8,490          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 544,500       | 544,500        | 544,500 | 322,968      | 322,968        | 0       |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-833-008-00   | 2026 Est. T.C.V.    | WORMAN MARY K TRUST NO 1 |
| Property Class: 407 |                     | 8 VANTAGE PT             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L351 P843 L428 P001 L506 P595 L539 P416 UNIT 8 VANTAGE POINTE CONDOMINIUM  
 L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED  
 L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------------|---------|-------|-------------------------|---------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units |       | 440000                  | 0.00000 | 100    | 440,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. Land Value = |         |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1223 SF Floor Area = 1529 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72  
 Economic Depreciation because of: INTERIOR UNIT

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,223  |          |            |
|            |          |            | Total: | 276,689  | 199,215    |

## Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1147 | 31,359 | 22,578 |
|-----------------|------|--------|--------|

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,538 |
| 3 Fixture Bath     | 1 | 6,716 | 4,836 |
| 2 Fixture Bath     | 1 | 4,500 | 3,240 |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 22,617 |
| Door Opener | 1   | 672    | 484    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,378 |
| Public Sewer | 1 | 1,914 | 1,378 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,863 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,116 |
|------------------|---|-------|-------|

Totals: 369,783 266,243

Notes: INT UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 505,862

2026 Est. T.C.V. 006-833-008-00 = 945,862

Est. TCV/Total Floor Area = 618.61, Most recent sale 12/28/2012 for 600,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 462,300                 | 462,300 | 462,300   | 341,921        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 10,600  | 0         | 9,231          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 472,900                 | 472,900 | 472,900   | 351,152        | 351,152     | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-833-009-00   | 2026 Est. T.C.V.    | HOUGH CASS S JR & HOUGH WESLEY C & |
| Property Class: 407 |                     | 9 VANTAGE PT                       |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L277 P388/87 UNIT 9 VANTAGE POINTE CONDOMINIUM RECL274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|---------|-------|------------|---------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units |       | 440000     | 0.00000 | 100          | 440,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. |         | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
Ground Area = 1462 SF Floor Area = 1828 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,462  |          |            |
|            |          |            | Total: | 324,397  | 259,519    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1148 | 31,386 | 25,109 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 424,234 339,390

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 644,841

2026 Est. T.C.V. 006-833-009-00 = 1,084,841

Est. TCV/Total Floor Area = 593.46

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 528,400                 | 528,400 | 528,400   | 323,532        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 14,000  | 0         | 8,735          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 542,400                 | 542,400 | 542,400   | 332,267        | 332,267     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-010-00   | 2026 Est. T.C.V.    | GOLDSTEIN SHELLY S   |
| Property Class: 407 |                     | 10 VANTAGE PT        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L368 P146 L413 P348 L452 P960 L452 P980 UNIT 10 VANTAGE POINTE CONDOMINIUM REC  
 L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED  
 L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|-------|------------|--------------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units |       | 440000     | 0.00000      | 100    | 440,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. | Land Value = |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1430 SF Floor Area = 1788 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,430  |          |            |
|            |          |            | Total: | 318,112  | 254,490    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1148 | 31,386 | 25,109 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 417,949 334,361

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 635,286

2026 Est. T.C.V. 006-833-010-00 = 1,075,286

Est. TCV/Total Floor Area = 601.39, Most recent sale 09/12/1997 for 559,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 524,000                 | 524,000 | 524,000   | 402,040        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 13,600  | 0         | 10,855         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 537,600                 | 537,600 | 537,600   | 412,895        | 412,895     | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-011-00   | 2026 Est. T.C.V.    | THOMSON SUZANNE      |
| Property Class: 407 |                     | 11 VANTAGE PT        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L291 P706/88 UNIT 11 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------------|---------|-------|-------------------------|---------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units |       | 440000                  | 0.00000 | 100    | 440,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. Land Value = |         |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
Ground Area = 1223 SF Floor Area = 1529 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72  
Economic Depreciation because of: INTERIOR UNIT

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,223  |          |            |
|            |          |            | Total: | 276,689  | 199,215    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1153 | 31,523 | 22,697 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 2,136  | 1,538 |
| 3 Fixture Bath     | 2 | 13,432 | 9,671 |
| 2 Fixture Bath     | 1 | 4,500  | 3,240 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 22,617 |
| Door Opener | 1   | 672    | 484    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,378 |
| Public Sewer | 1 | 1,914 | 1,378 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,863 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,116 |
| Wood Stove       | 1 | 3,694 | 2,660 |

Totals: 380,357 273,857

Notes: INT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 520,329

2026 Est. T.C.V. 006-833-011-00 = 960,329

Est. TCV/Total Floor Area = 628.08, Most recent sale 03/31/2023 for 1,100,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 469,700       | 469,700    | 469,700 | 469,700      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 10,500     | 0       | 0            | 10,500         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 480,200       | 480,200    | 480,200 | 482,381      | 480,200        | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-833-012-00   | 2026 Est. T.C.V.    | NAOUM JOSEPH B & LYNN S |
| Property Class: 407 |                     | 12 VANTAGE PT           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L293 P446/88 UNIT 12 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1 Units | 440000 | 0.00000    | 100   |              | 440,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
Ground Area = 1474 SF Floor Area = 1842 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,474  |          |            |
|            |          |            | Total: | 326,746  | 261,395    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1417 | 38,741 | 30,993 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 436,153 | 348,922 |
|---------|---------|---------|

Notes: BLD D, END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 662,953

2026 Est. T.C.V. 006-833-012-00 = 1,102,953

Est. TCV/Total Floor Area = 598.78, Most recent sale 07/26/2012 for 730,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 537,500       | 537,500    | 537,500 | 415,190      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,000     | 0       | 0            | 11,210         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 551,500       | 551,500    | 551,500 | 426,400      | 426,400        | 0       |  |

|                     |                     |                                      |
|---------------------|---------------------|--------------------------------------|
| 45-006-833-013-00   | 2026 Est. T.C.V.    | REDDICLIFFE STEVEN & CONSTANCE TRUST |
| Property Class: 407 |                     | 13 VANTAGE PT                        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                 |

L295 P675/89 DC L425 P862/96 L614 P677 UNIT 13 VANTAGE POINTE CONDOMINIUM REC  
 L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED  
 L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000     | 0.00000      | 100    | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1473 SF Floor Area = 1841 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,473  |          |            |
|            |          |            | Total: | 326,460  | 261,168    |

## Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1417 | 38,741 | 30,993 |
|-----------------|------|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals: 433,652 346,923

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 659,154

2026 Est. T.C.V. 006-833-013-00 = 1,099,154

Est. TCV/Total Floor Area = 597.04, Most recent sale 01/31/2011 for 450,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 535,500                 | 535,500 | 535,500   | 413,312        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 14,100  | 0         | 11,159         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 549,600                 | 549,600 | 549,600   | 424,471        | 424,471     | 424,471 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-014-00   | 2026 Est. T.C.V.    | PRICE FAMILY TRUST   |
| Property Class: 407 |                     | 14 VANTAGE PT        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L324 P841 L343 P716/92 L556 P689/00 UNIT 14 VANTAGE POINTE CONDOMINIUM REC  
 L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED  
 L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000     | 0.00000      | 100    | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard  
 Ground Area = 1224 SF Floor Area = 1530 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72  
 Economic Depreciation because of: INTERIOR UNIT

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,224  |          |            |
|            |          |            | Total: | 276,899  | 199,368    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1153 | 31,523 | 22,697 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,538 |
| 3 Fixture Bath     | 1 | 6,716 | 4,836 |
| 2 Fixture Bath     | 1 | 4,500 | 3,240 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 22,617 |
| Door Opener | 1   | 672    | 484    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,378 |
| Public Sewer | 1 | 1,914 | 1,378 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,863 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,116 |
|------------------|---|-------|-------|

Totals: 370,157 266,515

Notes: INT UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 506,378

2026 Est. T.C.V. 006-833-014-00 = 946,378

Est. TCV/Total Floor Area = 618.55, Most recent sale 06/07/2016 for 679,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 462,500                 | 462,500 | 462,500   | 342,156        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 10,700  | 0         | 9,238          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 473,200                 | 473,200 | 473,200   | 351,394        | 351,394     | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-833-015-00   | 2026 Est. T.C.V.    | VANDERVELDE LEE & MARJOLIJN TRUST |
| Property Class: 407 |                     | 15 VANTAGE PT                     |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L295 P544/89 L762 P936/03 UNIT 15 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST  
 AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST  
 AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|-------------------------|---------|--------|---------|
| H833 VANTA CONDO UNIT SITE |          |             | 1     | Units | 440000                  | 0.00000 | 100    | 440,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. Land Value = |         |        | 440,000 |

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1462 SF Floor Area = 1828 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,462  |          |            |
|            |          |            | Total: | 334,982  | 267,987    |

## Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 766 | 20,942 | 16,754 |
|-----------------|-----|--------|--------|

## Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

## Porches

|     |     |        |        |
|-----|-----|--------|--------|
| WPP | 578 | 13,450 | 10,760 |
|-----|-----|--------|--------|

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 451 | 31,412 | 25,130 |
| Door Opener | 1   | 672    | 538    |

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 437,825 | 350,263 |
|---------|---------|---------|

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 665,500

2026 Est. T.C.V. 006-833-015-00 = 1,105,500

Est. TCV/Total Floor Area = 604.76, Most recent sale 03/28/2018 for 805,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 538,100       | 538,100        | 538,100 | 415,778      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 14,700         | 0       | 0            | 11,226         | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 552,800       | 552,800        | 552,800 | 427,004      | 427,004        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-833-016-00   | 2026 Est. T.C.V.    | MCCABE TIMOTHY C & ANITA M |
| Property Class: 401 |                     | 16 VANTAGE PT              |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L372 P151 L383 P701/94 UNIT 16 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST  
 AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST  
 AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H833 VANTA HOME SITE |          |             | 1 Units | 520000 | 0.00000    | 100          |        | 520,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 520,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1798 SF Floor Area = 2248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,798  |          |            |
|            |          |            | Total: | 402,595  | 281,815    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1078 | 29,473 | 20,631 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,495 |
| 3 Fixture Bath     | 1 | 6,716 | 4,701 |
| 2 Fixture Bath     | 1 | 4,500 | 3,150 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 642 | 14,914 | 10,440 |
| WCP (1 Story) | 29  | 2,786  | 1,950  |
| WPP           | 300 | 7,029  | 4,920  |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 43 | 2,347 | 1,643 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 627 | 39,595 | 27,716 |
| Door Opener | 1   | 672    | 470    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,340 |
| Public Sewer | 1 | 1,914 | 1,340 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,783 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 5,946 |
|------------------|---|-------|-------|

Totals: 529,062 370,340

#### Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 703,646

2026 Est. T.C.V. 006-833-016-00 = 1,223,646

Est. TCV/Total Floor Area = 544.33, Most recent sale 02/02/2018 for 980,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 595,600                 | 595,600 | 595,600   | 558,054        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 16,200  | 0         | 15,067         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |

611,800

611,800

611,800

573,121

573,121

0

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-833-017-00   | 2026 Est. T.C.V.    | BEESKOW JOHN E & CAROL S |
| Property Class: 401 |                     | 17 VANTAGE PT            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L377 P463/93 UNIT 17 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| H833 VANTA HOME SITE |          |             | 1 Units | 520000 | 0.00000    | 100          |        | 520,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 520,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool  
Ground Area = 1868 SF Floor Area = 2335 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,868  |          |            |
|            |          |            | Total: | 416,496  | 312,370    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1868 | 51,071 | 38,303 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,602 |
| 3 Fixture Bath     | 1 | 6,716 | 5,037 |
| 2 Fixture Bath     | 1 | 4,500 | 3,375 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WPP           | 429 | 10,021 | 7,516 |
| WCP (1 Story) | 55  | 4,515  | 3,386 |

#### Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 42 | 2,293 | 1,720 |
|--------------|----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 552 | 36,222 | 27,166 |
| Door Opener | 1   | 672    | 504    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,435 |
| Public Sewer | 1 | 1,914 | 1,435 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 2,982 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 6,396 |
|------------------|---|-------|-------|

Totals: 550,974 413,227

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 785,131

2026 Est. T.C.V. 006-833-017-00 = 1,305,131

Est. TCV/Total Floor Area = 558.94, Most recent sale 12/11/1993 for 162,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 635,100                 | 635,100 | 635,100 | 316,713      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 17,500  | 0       | 0            | 8,551          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 652,600                 | 652,600 | 652,600 | 325,264      | 325,264        | 0       |  |





|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-018-00   | 2026 Est. T.C.V.    | VANDERWALL CYNTHIA T |
| Property Class: 401 |                     | 18 VANTAGE PT        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L434 P640 L484 P867 L541 P817 L639 P151 L653 P577&598/02 L716 P923&946/03 L748  
P207&226/03 UNIT 18 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59,  
2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469  
2ND AMEND 2021006587 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description          | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| H833 VANTA HOME SITE |          |             | 1 Units | 520000 | 0.00000    | 100   |              | 520,000 |
|                      | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 520,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool  
Ground Area = 1970 SF Floor Area = 2960 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,970 |          |            |
| 1 Story   | Siding   | Overhang   | 5     |          |            |
|           |          | Total:     |       | 474,017  | 379,213    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1680 | 45,931 | 36,745 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 3 | 20,147 | 16,118 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |
| Separate Shower    | 1 | 2,720  | 2,176  |

#### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 291 | 7,013 | 5,610 |
|-----|-----|-------|-------|

#### Balcony

|              |     |       |       |
|--------------|-----|-------|-------|
| Wood Balcony | 102 | 5,568 | 4,454 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 624 | 39,456 | 31,565 |
| Door Opener | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 1 Story    | 1 | 3,667 | 2,934 |
| Prefab 2 Story    | 1 | 4,533 | 3,626 |
| Direct-Vented Gas | 1 | 4,399 | 3,519 |

Totals: 622,563 498,050

#### Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 946,295

2026 Est. T.C.V. 006-833-018-00 = 1,466,295

Est. TCV/Total Floor Area = 495.37, Most recent sale 03/28/2018 for 1,200,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 713,600       | 713,600 | 713,600 | 653,550      | 2.70 |

Parcel Number: 45-006-833-018-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 19,500         | 0       | 0         | 17,645         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 733,100  | 733,100        | 733,100 | 671,195   | 671,195        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-833-019-00   | 2026 Est. T.C.V.    | BOLTON BARRY & JEANET R |
| Property Class: 401 |                     | 19 VANTAGE PT           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L428 P186 L519 P373 L525 P481 L673 P69 L719 P146/03 L789 P479/04 UNIT 19 VANTAGE  
 POINTE CONDOMINIUM L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND  
 L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14  
 T29N R14W.

#### Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description          | Frontage | Depth       | Front | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------|----------|-------------|-------|-------|-------------------------|---------|--------|---------|
| H833 VANTA HOME SITE |          |             | 1     | Units | 520000                  | 0.00000 | 100    | 520,000 |
|                      | 0.00     | Total Acres |       |       | Total Est. Land Value = |         |        | 520,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 5in Ren. Conc.                               | 11.56    | 384  | 0      | 0          |
| D/W/P: Flagstone/Sand                               | 26.62    | 200  | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1933 SF Floor Area = 2900 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,933  |          |            |
|           |          |            | Total: | 465,828  | 442,534    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1603 | 43,826 | 41,635 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,694  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,029  |
| 3 Fixture Bath     | 2 | 13,432 | 12,760 |
| 2 Fixture Bath     | 2 | 8,999  | 8,549  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,264 |
| Water Well, 100 Feet | 1 | 6,514 | 6,188 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 30  | 2,864 | 2,721 |
| WPP           | 31  | 1,979 | 1,880 |
| WPP           | 196 | 6,117 | 5,811 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,484 |
|----------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 568,768 540,327

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 1,026,621

Parcel Number: 45-006-833-019-00

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2026 Est. T.C.V. 006-833-019-00 = 1,551,371  
 Est. TCV/Total Floor Area = 534.96, Most recent sale 03/31/2020 for 1,450,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 751,600       | 751,600        | 751,600 | 702,866      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 24,100         | 0       | 0            | 18,977         | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 775,700       | 775,700        | 775,700 | 721,843      | 721,843        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-020-00   | 2026 Est. T.C.V.    | BARNHART DANIEL J    |
| Property Class: 402 |                     | VANTAGE PT           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L377 P110/93 L561 P878/00 L791 P257/04 L829 P1/04 UNIT 20 VANTAGE POINTE  
 CONDOMINIUM REC IN L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND  
 L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14  
 T29N R14W.

# Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description           | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value  |
|-----------------------|----------|-------|-------------|-------|-------------------------|-------|--------|--------|
| H833 VANTA BACK SITES |          |       | 1 Units     | 50000 | 0.00000                 | 100   | LAGOON | 50,000 |
|                       |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 50,000 |

2026 Est. T.C.V. 006-833-020-00 = 50,000

Est. TCV/Total Floor Area = 17.24, Most recent sale 09/30/2022 for 95,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 25,000                  | 25,000 | 25,000    | 18,944         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 511            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 25,000                  | 25,000 | 25,000    | 19,455         | 19,455      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-833-021-00   | 2026 Est. T.C.V.    | BARNHART DANIEL J    |
| Property Class: 402 |                     | VANTAGE PT           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L375 P17 L525 P399/99 UNIT 21 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND  
 L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND  
 L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

# Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

\* Factors \*

| Description           | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value  |
|-----------------------|----------|-------|-------------|-------|-------------------------|-------|--------|--------|
| H833 VANTA BACK SITES |          |       | 1 Units     |       | 500000.00000            | 100   | LAGOON | 50,000 |
|                       |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 50,000 |

2026 Est. T.C.V. 006-833-021-00 = 50,000

Est. TCV/Total Floor Area = 17.24, Most recent sale 09/30/2022 for 95,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 25,000                  | 25,000 | 25,000    | 18,944         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 511            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 25,000                  | 25,000 | 25,000    | 19,455         | 19,455      | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-834-001-00   | 2026 Est. T.C.V.    | FORMORE BRYAN K TRUST |
| Property Class: 401 |                     | 7287 W DAY FOREST RD  |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

L553 P829/00 L553 P831/00 L553 P833/00 UNIT 1 WANDERERS REST CONDOMINIUM REC IN  
L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

\* Factors \*

BEACH FRONT

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| WANDERS 5 UNITS                         | 250.00   | 311.00 | 0.7953 | 0.9543 | 14500 | 20    | 1/5TH SHARED ACCESS     | 550,219 |
| 250 Actual Front Feet, 1.78 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 550,219 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1955

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1090 SF Floor Area = 1090 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,090  |          |            |
|         |          |             | Total: | 177,911  | 142,340    |

Other Additions/Adjustments

Exterior

|              |    |       |       |
|--------------|----|-------|-------|
| Brick Veneer | 90 | 1,520 | 1,216 |
|--------------|----|-------|-------|

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,782 | 3,826 |
| Water Well, 50 Feet | 1 | 3,410 | 2,728 |

Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 60 | 3,801 | 3,041 |
|---------------|----|-------|-------|

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 483 | 7,255 | 5,804 |
|--------------|-----|-------|-------|

Garages

|                                      |     |        |       |           |
|--------------------------------------|-----|--------|-------|-----------|
| Class: C Exterior: Pole (Unfinished) |     |        |       |           |
| Base Cost                            | 864 | 21,972 | 3,735 | *17% Good |
| Class: C Exterior: Pole (Unfinished) |     |        |       |           |
| Base Cost                            | 864 | 21,972 | 3,735 | *17% Good |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

Totals: 251,408 173,454

Notes: 2004 & 2013 REMODELED

ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 468,326

2026 Est. T.C.V. 006-834-001-00 = 1,021,045

Est. TCV/Total Floor Area = 936.74, Most recent sale 10/28/2020 for 675,000

|                         |         |           |                |        |
|-------------------------|---------|-----------|----------------|--------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
| 501,000                 | 501,000 | 501,000   | 393,937        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |



Parcel Number: 45-006-834-001-00

Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 9,500   | 0       | 0       | 10,636      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 510,500       | 510,500 | 510,500 | 404,573 | 404,573     | 404,573 |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-834-002-00   | 2026 Est. T.C.V.    | THOMASMA DAVID JOHN III |
| Property Class: 401 |                     | 7291 W DAY FOREST RD A  |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L288 P752/88 L753 P18/03 UNIT 2 WANDERERS REST CONDOMINIUM REC IN L278 P206-243  
SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|---------|
| WANDERS 5 UNITS                         | 250.00   | 311.00 | 0.7953 | 0.9543 | 14500 | 20    | 1/5TH SHARED ACCESS     | 550,219 |
| 250 Actual Front Feet, 1.78 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 550,219 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = 572 SF Floor Area = 572 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 572    |          |            |
|         |          |             | Total: | 72,467   | 39,858     |

Other Additions/Adjustments

Exterior

|              |    |       |     |
|--------------|----|-------|-----|
| Brick Veneer | 90 | 1,283 | 706 |
|--------------|----|-------|-----|

Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 554 |
|--------------------|---|-------|-----|

Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,191 | 2,305 |
| Water Well, 50 Feet | 1 | 3,410 | 1,875 |

Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 233 | 4,304 | 2,367 |
|--------------|-----|-------|-------|

Garages

Class: D Exterior: Pole (Unfinished)

|           |     |        |       |           |
|-----------|-----|--------|-------|-----------|
| Base Cost | 864 | 17,280 | 2,938 | *17% Good |
|-----------|-----|--------|-------|-----------|

Class: D Exterior: Pole (Unfinished)

|           |     |        |       |           |
|-----------|-----|--------|-------|-----------|
| Base Cost | 864 | 17,280 | 2,938 | *17% Good |
|-----------|-----|--------|-------|-----------|

Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

Totals: 122,861 54,442

Notes:

ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 146,994

2026 Est. T.C.V. 006-834-002-00 = 699,713

Est. TCV/Total Floor Area = 1223.27, Most recent sale 10/15/2020 for 452,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 346,900                 | 346,900 | 346,900 | 251,091      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 3,000   | 0       | 0            | 6,779          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 349,900                 | 349,900 | 349,900 | 257,870      | 257,870        | 257,870 |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-834-003-00   | 2026 Est. T.C.V.    | ROMEYN DONALD H TRUST |
| Property Class: 401 |                     | 7301 W DAY FOREST RD  |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630      |

L279 P139 L324 P706&707 L355 P925/93 UNIT 3 WANDERERS REST CONDOMINIUM REC IN  
 L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

#### Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

\* Factors \*

BEACH FRONT

| Description                             | Frontage                | Depth  | Front  | Depth  | Rate  | %Adj. | Reason              | Value   |
|-----------------------------------------|-------------------------|--------|--------|--------|-------|-------|---------------------|---------|
| WANDERS 5 UNITS                         | 250.00                  | 311.00 | 0.7953 | 0.9543 | 14500 | 20    | 1/5TH SHARED ACCESS | 550,219 |
| 250 Actual Front Feet, 1.78 Total Acres | Total Est. Land Value = |        |        |        |       |       | 550,219             |         |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = 572 SF Floor Area = 572 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 572    |          |            |
|         |          |             | Total: | 72,467   | 39,858     |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |     |
|--------------|----|-------|-----|
| Brick Veneer | 90 | 1,283 | 706 |
|--------------|----|-------|-----|

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,191 | 2,305 |
| Water Well, 50 Feet | 1 | 3,410 | 1,875 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 243 | 4,420 | 2,431 |
|--------------|-----|-------|-------|

##### Garages

Class: D Exterior: Pole (Unfinished)

|           |     |        |       |           |
|-----------|-----|--------|-------|-----------|
| Base Cost | 864 | 17,280 | 2,938 | *17% Good |
|-----------|-----|--------|-------|-----------|

Class: D Exterior: Pole (Unfinished)

|           |     |        |       |           |
|-----------|-----|--------|-------|-----------|
| Base Cost | 864 | 17,280 | 2,938 | *17% Good |
|-----------|-----|--------|-------|-----------|

##### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 901 |
|------------------|---|-------|-----|

|         |         |        |
|---------|---------|--------|
| Totals: | 121,970 | 53,952 |
|---------|---------|--------|

Notes:

ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 145,671

2026 Est. T.C.V. 006-834-003-00 = 698,390

Est. TCV/Total Floor Area = 1220.96, Most recent sale 07/14/1992 for 59,900

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 346,300       | 346,300        | 346,300 | 115,196      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 2,900          | 0       | 0            | 3,110          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 349,200       | 349,200        | 349,200 | 118,306      | 118,306        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-834-004-00   | 2026 Est. T.C.V.    | POLOMSKY ANN V & JOHN V |
| Property Class: 401 |                     | 7311 W DAY FOREST RD    |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L280 P39 L373 P84 L454 P324/97 L780 P877/03 L923 P723/06 UNIT 4 WANDERERS REST  
 CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782  
 3RD AMENDMENT

#### Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

|                                                                 |          | * Factors * |        | BEACH FRONT |                              |         |
|-----------------------------------------------------------------|----------|-------------|--------|-------------|------------------------------|---------|
| Description                                                     | Frontage | Depth       | Front  | Depth       | Rate %Adj. Reason            | Value   |
| WANDERS 5 UNITS                                                 | 250.00   | 310.00      | 0.7953 | 0.9535      | 14500 20 1/5TH SHARED ACCESS | 549,776 |
| 250 Actual Front Feet, 1.78 Total Acres Total Est. Land Value = |          |             |        |             |                              | 549,776 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size % Good | Cash Value |
|-----------------------------------------------------|----------|-------------|------------|
| Residential Local Cost Land Improvements            |          |             |            |
| Description                                         | Rate     | Size % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1 100       | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |             | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Electric Baseboard  
 Ground Area = 572 SF Floor Area = 572 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

| Stories | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|---------|----------|-------------|------|----------|------------|
| 1 Story | Brick    | Crawl Space | 572  |          |            |
| Total:  |          |             |      | 76,757   | 42,217     |

#### Other Additions/Adjustments

|                     |   |       |       |
|---------------------|---|-------|-------|
| Water/Sewer         |   |       |       |
| 1000 Gal Septic     | 1 | 4,191 | 2,305 |
| Water Well, 50 Feet | 1 | 3,410 | 1,875 |

|              |     |       |       |
|--------------|-----|-------|-------|
| Deck         |     |       |       |
| Treated Wood | 264 | 4,668 | 2,567 |

#### Garages

|                                      |     |        |       |           |
|--------------------------------------|-----|--------|-------|-----------|
| Class: D Exterior: Pole (Unfinished) |     |        |       |           |
| Base Cost                            | 864 | 17,280 | 2,938 | *17% Good |
| Class: D Exterior: Pole (Unfinished) |     |        |       |           |
| Base Cost                            | 864 | 17,280 | 2,938 | *17% Good |

#### Built-Ins

|                  |   |         |        |
|------------------|---|---------|--------|
| Appliance Allow. | 1 | 1,639   | 901    |
| Totals:          |   | 125,225 | 55,741 |

#### Notes:

ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 150,501

|                                                                        |         |           |
|------------------------------------------------------------------------|---------|-----------|
| 2026 Est. T.C.V. 006-834-004-00                                        | =       | 702,777   |
| Est. TCV/Total Floor Area = 1228.63, Most recent sale 11/30/2006 for 1 |         |           |
| 2025 Assessed                                                          | MBOR    | S.E.V.    |
| 347,500                                                                | 347,500 | 347,500   |
|                                                                        |         | 214,620   |
| 2026 New Eq. Adjustment                                                | Loss    | Additions |
| 0                                                                      | 3,900   | 0         |
|                                                                        |         | 5,794     |
| 2026 Assessed                                                          | MBOR    | S.E.V.    |
| 351,400                                                                | 351,400 | 351,400   |
|                                                                        |         | 220,414   |
|                                                                        |         | 220,414   |
|                                                                        |         | PRE/MBT   |
|                                                                        |         | 0         |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-834-005-00   | 2026 Est. T.C.V.    | LARSON ZACHARY & AMANDA |
| Property Class: 401 |                     | 7291 W DAY FOREST RD B  |
| Map #: 67           | GLEN ARBOR TOWNSHIP | EMPIRE, MI 49630        |

L377 P639&640 L399 P980 L549 P427/00 UNIT 5 WANDERERS REST CONDOMINIUM REC IN  
L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

#### Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

| * Factors *                                                     |          |        |        |        |       | OFF WATER |                     |         |
|-----------------------------------------------------------------|----------|--------|--------|--------|-------|-----------|---------------------|---------|
| Description                                                     | Frontage | Depth  | Front  | Depth  | Rate  | %Adj.     | Reason              | Value   |
| WANDERS #5                                                      | 250.00   | 310.00 | 1.0000 | 1.0000 | 10000 | 20        | 1/5TH SHARED ACCESS | 500,000 |
| 250 Actual Front Feet, 1.78 Total Acres Total Est. Land Value = |          |        |        |        |       |           |                     | 500,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 2,500      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Electric Baseboard  
Ground Area = 572 SF Floor Area = 572 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 572    |          |            |
|         |          |             | Total: | 76,134   | 45,681     |

#### Other Additions/Adjustments

##### Exterior

|              |    |       |     |
|--------------|----|-------|-----|
| Brick Veneer | 90 | 1,399 | 839 |
|--------------|----|-------|-----|

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| 1000 Gal Septic     | 1 | 4,473 | 2,684 |
| Water Well, 50 Feet | 1 | 3,410 | 2,046 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 461 | 6,874 | 4,124 |
|--------------|-----|-------|-------|

##### Garages

|                                       |     |        |       |           |
|---------------------------------------|-----|--------|-------|-----------|
| Class: CD Exterior: Pole (Unfinished) |     |        |       |           |
| Base Cost                             | 864 | 19,621 | 3,336 | *17% Good |
| Class: CD Exterior: Pole (Unfinished) |     |        |       |           |
| Base Cost                             | 864 | 19,621 | 3,336 | *17% Good |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,160 |
|------------------|---|-------|-------|

|         |         |        |
|---------|---------|--------|
| Totals: | 133,466 | 63,206 |
|---------|---------|--------|

#### Notes:

ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 170,656

2026 Est. T.C.V. 006-834-005-00 = 673,156

Est. TCV/Total Floor Area = 1176.85, Most recent sale 06/12/2024 for 695,000

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 333,400       | 333,400        | 333,400 | 333,400      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 3,200          | 0       | 0            | 3,200          | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 336,600       | 336,600        | 336,600 | 342,401      | 336,600        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-835-001-00   | 2026 Est. T.C.V.    | HEILMAN SHANE & LAURIE |
| Property Class: 401 |                     | 6165 W EGELER RD       |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L286 P373 L299 P281 L382 P745/94 L681 P790 L681 P791/02 LOT 1 WHISPERING PINES.  
SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/         | 100.00   | 326.70      | 1.0000 | 0.9309 | 2000       | 100   |              | 186,185 |
| 100 Actual Front Feet, | 0.75     | Total Acres |        |        | Total Est. |       | Land Value = | 186,185 |

#### Land Improvement Cost Estimates

| Description               | Rate  | Size | % Good | Cash Value |
|---------------------------|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 32.19 | 16   | 50     | 257        |
| D/W/P: 4in Ren. Conc.     | 7.48  | 1025 | 0      | 0          |
| D/W/P: 3.5 Concrete       | 6.28  | 335  | 0      | 0          |
| D/W/P: 3.5 Concrete       | 6.28  | 770  | 0      | 0          |

#### Residential Local Cost Land Improvements

| Description                       | Rate     | Size | % Good | Cash Value              |
|-----------------------------------|----------|------|--------|-------------------------|
| LAND IMPROVEMENTS 25              | 2,500.00 | 1    | 100    | 2,500                   |
| Total Estimated Land Improvements |          |      |        | True Cash Value = 2,757 |

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1542 SF Floor Area = 2700 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,158 |          |            |
| 1 Story | Siding   | Crawl Space | 384   |          |            |
|         |          | Total:      |       | 280,393  | 224,315    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,209 | 967   |
| 3 Fixture Bath     | 1 | 3,794 | 3,035 |
| 2 Fixture Bath     | 1 | 2,552 | 2,042 |
| Separate Shower    | 1 | 1,169 | 935   |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,473 | 3,578 |
| Water Well, 100 Feet | 1 | 5,522 | 4,418 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 100 | 4,609 | 3,687 |
| WCP (1 Story) | 211 | 8,031 | 6,425 |
| WCP (1 Story) | 99  | 4,591 | 3,673 |
| WCP (1 Story) | 191 | 7,550 | 6,040 |
| WPP           | 20  | 999   | 799   |

##### Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 582 | 22,017 | 17,614 |
| Common Wall: 1 Wall | 1   | -2,469 | -1,975 |
| Door Opener         | 1   | 477    | 382    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 1,934 | 1,547 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 2,149 | 1,719 |
|-------------------|---|-------|-------|

Totals: 349,000 279,201

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 614,242

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|                                                                             |         |             |
|-----------------------------------------------------------------------------|---------|-------------|
| 2026 Est. T.C.V. 006-835-001-00                                             | =       | 803,184     |
| Est. TCV/Total Floor Area = 297.48, Most recent sale 09/05/2019 for 373,000 |         |             |
| 2025 Assessed                                                               | MBOR    | S.E.V.      |
| 347,900                                                                     | 347,900 | 347,900     |
|                                                                             |         | 226,097     |
|                                                                             |         | 2.70        |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions   |
| 0                                                                           | 53,700  | 0           |
|                                                                             |         | 6,104       |
| 2026 Assessed                                                               | MBOR    | S.E.V.      |
| 401,600                                                                     | 401,600 | 401,600     |
|                                                                             |         | 232,201     |
|                                                                             |         | ->Taxable<- |
|                                                                             |         | 232,201     |
|                                                                             |         | PRE/MBT     |
|                                                                             |         | 232,201     |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-835-002-00   | 2026 Est. T.C.V.    | BALLOU ANDREW & SWEETMAN STEPHANIE |
| Property Class: 401 |                     | 6179 W EGELER RD                   |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L304 P957/89 L306 P621/90 L432 P103/96 LOT 2 WHISPERING PINES. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| E 100' @ 800/                           | 202.78   | 375.93 | 0.7808 | 0.9502 | 800  | 100   |                         | 120,357 |
| 203 Actual Front Feet, 1.75 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 120,357 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 1087 SF Floor Area = 1630 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,087  |          |            |
|           |          |             | Total: | 196,037  | 186,243    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,378 |
| 3 Fixture Bath     | 1 | 4,567 | 4,339 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,543 |
| Water Well, 100 Feet | 1 | 5,847 | 5,555 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 26 | 2,164 | 2,056 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 204 | 4,119 | 3,913 |
|--------------|-----|-------|-------|

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,629 |
|------------------|---|-------|-------|

Totals: 221,734 210,656

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 463,443

2026 Est. T.C.V. 006-835-002-00 = 583,800

Est. TCV/Total Floor Area = 358.16, Most recent sale 07/20/2017 for 118,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 268,900                 | 268,900 | 268,900 | 211,691      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 23,000  | 0       | 0            | 5,715          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 291,900                 | 291,900 | 291,900 | 217,406      | 217,406        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-835-003-00   | 2026 Est. T.C.V.    | BALLOU ANDREW N      |
| Property Class: 401 |                     | 6205 W EGELER RD     |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L385 P716-718 L410 P91/95 LOT 3 WHISPERING PINES SEC 22 T29N R14W.

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 485.00 | 1.0000 | 1.0276 | 1100 | 100   |                         | 113,033 |
| 100 Actual Front Feet, 1.11 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 113,033 |

## Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| Wood Frame                                          | 30.07 | 96   | 50     | 1,443      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 1,443      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2000

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1020 SF Floor Area = 1530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,020  |          |            |
|           |          |             | Total: | 194,727  | 149,941    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,117 |
| 2 Fixture Bath     | 1 | 3,056 | 2,353 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,682 |
| Water Well, 100 Feet | 1 | 5,847 | 4,502 |

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 25  | 1,163 | 896   |
| Treated Wood | 173 | 3,695 | 2,845 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,131 |
|------------------|---|-------|-------|

## Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 24 | 1,812 | 1,395 |
| WPP           | 16 | 848   | 653   |

Totals: 220,148 169,515

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 372,933

2026 Est. T.C.V. 006-835-003-00 = 487,409

Est. TCV/Total Floor Area = 318.57, Most recent sale 09/11/1995 for 29,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 246,200                 | 246,200 | 246,200   | 126,806        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | -2,500  | 0         | 3,423          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 243,700                 | 243,700 | 243,700   | 130,229        | 130,229     | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-835-004-00   | 2026 Est. T.C.V.    | BLONDIA JEANNE       |
| Property Class: 401 |                     | 6221 W EGELER RD     |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L882 P961/05 L929 P600/07 LOT 4 WHISPERING PINES. SEC 22 T29N R14W.

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 554.12 | 1.0000 | 1.0624 | 1100 | 100   |                         | 116,861 |
| 100 Actual Front Feet, 1.27 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 116,861 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 1422 SF Floor Area = 2330 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,170 |          |            |
| 1 Story    | Siding   | Crawl Space | 252   |          |            |
| 1 Story    | Siding   | Overhang    | 30    |          |            |
|            |          | Total:      |       | 352,716  | 299,807    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| 2 Fixture Bath     | 1 | 4,500  | 3,825  |

Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,710 |
| Water Well, 100 Feet | 1 | 6,514 | 5,537 |

Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 84  | 5,993  | 5,094  |
| WSEP (1 Story) | 210 | 14,774 | 12,558 |
| WCP (1 Story)  | 184 | 10,602 | 9,012  |

Balcony

|              |    |       |       |
|--------------|----|-------|-------|
| Wood Balcony | 32 | 1,747 | 1,485 |
|--------------|----|-------|-------|

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 728 | 44,066 | 37,456 |
| Storage Over Garage | 728 | 12,856 | 10,928 |
| Door Opener         | 2   | 1,343  | 1,142  |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,739 |
|-------------------|---|-------|-------|

Totals: 484,595 411,906

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 906,193

Parcel Number: 45-006-835-004-00

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 Est. TCV/Total Floor Area = 441.22, Most recent sale 11/28/2005 for 150,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 471,300       | 471,300        | 471,300 | 297,481      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 42,700         | 0       | 0            | 8,031          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 514,000       | 514,000        | 514,000 | 305,512      | 305,512        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-835-005-00   | 2026 Est. T.C.V.    | NOTTMEIER BRIAN      |
| Property Class: 401 |                     | 6247 W EGELER RD     |
| Map #: 31           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L306 P621 L313 P694 L339 P64/92 L861 P862/05 LOT 5 WHISPERING PINES. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| D 100' @ 1100/                          | 100.00   | 468.00 | 1.0000 | 1.0184 | 1100 | 100   |                         | 112,029 |
| 100 Actual Front Feet, 1.07 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 112,029 |

#### Land Improvement Cost Estimates

| Description                | Rate  | Size | % Good | Cash Value |
|----------------------------|-------|------|--------|------------|
| Fencing: Wd, Split, 2 Rail | 18.44 | 239  | 50     | 2,203      |
| D/W/P: Asphalt Paving      | 3.16  | 1404 | 0      | 0          |
| D/W/P: Flagstone/Sand      | 21.39 | 112  | 0      | 0          |
| Wood Frame                 | 29.90 | 97   | 50     | 1,450      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 8,653      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1196 SF Floor Area = 1898 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 864  |          |            |
| 1 Story   | Siding   | Crawl Space | 332  |          |            |
| 1 Story   | Siding   | Overhang    | 270  |          |            |
|           |          | Total:      |      | 247,759  | 198,216    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |
| 2 Fixture Bath     | 1 | 3,056 | 2,445 |
| Separate Shower    | 1 | 1,336 | 1,069 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 92  | 2,409 | 1,927 |
| Treated Wood | 34  | 1,434 | 1,147 |
| Treated Wood | 487 | 7,295 | 5,836 |

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 540 | 25,655 | 20,524 |
| Door Opener | 1   | 537    | 430    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 3,022 | 2,418 |
|-------------------|---|-------|-------|

Totals: 311,917 249,545

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 548,999

Parcel Number: 45-006-835-005-00

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2026 Est. T.C.V. 006-835-005-00 = 669,681  
 Est. TCV/Total Floor Area = 352.84, Most recent sale 08/09/2013 for 417,900

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 323,700       | 323,700 | 323,700 | 240,892      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 11,100         | 0    | 0         | 6,504          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 334,800       | 334,800 | 334,800 | 247,396 | 247,396     | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-835-006-00   | 2026 Est. T.C.V.    | ATKINS MARK & COURTNEY |
| Property Class: 401 |                     | 5801 S OAK ST          |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L481 P987/98 L611 P378/01 LOT 6 WHISPERING PINES SEC 22 T29N R14W

## Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

EFF = 171.68, IRR

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 125.55   | 256.75      | 0.9447 | 0.8765 | 1100       | 100   |              | 114,356 |
| 126 Actual Front Feet, | 0.74     | Total Acres |        |        | Total Est. |       | Land Value = | 114,356 |

## Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 3.5 Concrete                                 | 6.71     | 35   | 0      | 0          |
| D/W/P: Patio Blocks                                 | 15.89    | 75   | 0      | 0          |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 5,000      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Heat & Cool  
 Ground Area = 936 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 816    |          |            |
| 1 Story   | Siding   | Slab       | 120    |          |            |
|           |          |            | Total: | 187,268  | 159,194    |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,233 |
| 3 Fixture Bath     | 1 | 4,567 | 3,882 |

## Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,065 |
| Water Well, 100 Feet | 1 | 5,847 | 4,970 |

## Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 120 | 5,951 | 5,058 |
|---------------|-----|-------|-------|

## Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 288 | 5,170 | 4,394 |
|--------------|-----|-------|-------|

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 320 | 16,602 | 14,112 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,244 |
| Door Opener         | 1   | 537    | 456    |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

## Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 1 Story    | 1 | 2,593 | 2,204 |
| Direct-Vented Gas | 1 | 3,022 | 2,569 |

|         |         |         |
|---------|---------|---------|
| Totals: | 237,917 | 202,245 |
|---------|---------|---------|

## Notes:

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 444,939

2026 Est. T.C.V. 006-835-006-00 = 564,295  
 Est. TCV/Total Floor Area = 419.86, Most recent sale 03/12/2013 for 340,000

Parcel Number: 45-006-835-006-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 280,100  | 280,100        | 280,100 | 204,310      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 2,000          | 0       | 0            | 5,516          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 282,100  | 282,100        | 282,100 | 209,826      | 209,826        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-835-007-00   | 2026 Est. T.C.V.    | BALLOU ANDREW N      |
| Property Class: 401 |                     | 5819 S OAK ST        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L232 P615/82 L664 P847/02 L689 P310/02 L689 P311/02 LDA LOT 7 (REVISED) ALSO  
 DESCR AS PRT COM ATSW COR LOT 7 TH N 04 DEG 49'00" E ALG W LOT LN 108.95 FT TO  
 POB TH CONT N 04 DEG49'00" E ALG W LOT LN 165.09 FT TH S 85 DEG 30'59" E 41.61  
 FT TH S 31 DEG 42'16"E 164.93 FT TH S 56 DEG 16'20" W 51.70 FT TH N 85 DEG  
 30'59" W 99.32 FT TO POB WHISPERING PINES SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value  |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|--------|
| D 100' @ 1100/         | 101.48   | 276.44      | 0.9963 | 0.8928 | 1100       | 100   |              | 99,301 |
| 101 Actual Front Feet, | 0.64     | Total Acres |        |        | Total Est. |       | Land Value = | 99,301 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 23.84    | 96   | 50     | 1,144      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 25                                | 2,500.00 | 1    | 100    | 2,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 3,644      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1080 SF Floor Area = 1620 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,080  |          |            |
|           |          |             | Total: | 198,912  | 159,129    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,161 |
| 3 Fixture Bath     | 1 | 4,567 | 3,654 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,826 |
| Water Well, 100 Feet | 1 | 5,847 | 4,678 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 100 | 2,510 | 2,008 |
|--------------|-----|-------|-------|

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,214 |
|------------------|---|-------|-------|

##### Porches

|               |    |       |     |
|---------------|----|-------|-----|
| WCP (1 Story) | 15 | 1,132 | 906 |
|---------------|----|-------|-----|

Totals: 221,968 177,576

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 390,667

2026 Est. T.C.V. 006-835-007-00 = 493,612

Est. TCV/Total Floor Area = 304.70, Most recent sale 12/06/2002 for 105,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 243,000                 | 243,000 | 243,000   | 148,192        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,800   | 0         | 4,001          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 246,800                 | 246,800 | 246,800   | 152,193        | 152,193     | 0       |



|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-835-007-10   | 2026 Est. T.C.V.    | UP NORTH VENTURES LLC |
| Property Class: 401 |                     | S OAK ST              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

PARCEL 2 LOT 7, WHISPERING PINES, ACCORDING TO PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGES 4 & 5, EXCEPT PART OF LOT 7 OF WHISPERING PINES, DESCRIBED MORE FULLY AS FOLLOWS: COMM SW CNR SAID LOT 7; THENCE NORTH 04°49'00" EAST, ALONG WEST LINE OF SAID LOT, 108.95 FT TO POB; THENCE CONTINUING NORTH 04°49'00" EAST ALONG SAID WEST LINE, 165.09 FT; THENCE SOUTH 85°30'59" EAST, 41.61 FT (RECORDED AS SOUTH 85°11'00" EAST, 41.65 FT); THENCE SOUTH 31°42'16" EAST, 164.93 FT (RECORDED AS SOUTH 31°44'30" EAST, 165.00 FT) THENCE SOUTH 56°16'20" WEST, 51.70 FT (RECORDED AS SOUTH 56°45'30" WEST, 51.48 FT); THENCE NORTH 85°30'59" WEST, 99.32 FT TO POB 2011 ROLL - 2011 SPLIT & COMBINED - COMBINED FRONT PARCELS 9 & 14, AND SEPERATE BACK SOUTH PART LOT 7 WHIPSERING PINES (PARCEL 2) 006-122-014-10 & 006-835-007-10

2011 SPLIT & COMBINED - COMBINED FRONT PARCELS 9 & 14, AND SEPERATE BACK SOUTH PART LOT 7 WHIPSERING PINES (PARCEL 2)  
006-122-014-10 & 006-835-007-10

#### Land Value Estimates for Land Table 4120.4120 RESI

| Description                             | Frontage | Depth | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|-------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 108.95   | 63.00 | 0.9788 | 0.6169 | 2000 | 100   |                         | 131,572 |
| 109 Actual Front Feet, 0.16 Total Acres |          |       |        |        |      |       | Total Est. Land Value = | 131,572 |

#### Land Improvement Cost Estimates

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

|                                                                           |             |           |
|---------------------------------------------------------------------------|-------------|-----------|
| 2026 Est. T.C.V. 006-835-007-10                                           | =           | 136,572   |
| Est. TCV/Total Floor Area = 84.30, Most recent sale 08/26/2010 for 35,000 |             |           |
| 2025 Assessed                                                             | MBOR        | S.E.V.    |
| 68,300                                                                    | 68,300      | 68,300    |
|                                                                           |             | 20,211    |
| 2026 New Eq. Adjustment                                                   | Loss        | Additions |
| 0                                                                         | 0           | 0         |
|                                                                           |             | 545       |
| 2026 Assessed                                                             | MBOR        | S.E.V.    |
| 68,300                                                                    | 68,300      | 68,300    |
|                                                                           |             | 20,756    |
|                                                                           |             | 20,756    |
|                                                                           | ->Taxable<- | PRE/MBT   |
|                                                                           |             | 0         |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-835-008-00   | 2026 Est. T.C.V.    | CRYSTAL RIVER INVESTMENTS LLC |
| Property Class: 402 |                     | S OAK ST                      |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

THAT PART OF LOT 8 IN THE PLAT OF WHISPERING PINES SEC22 T29N R14W DESCRIBED AS  
S88DEG31'58"E 85.18' TH N5DEG4'39"E233.47' ALONG OAK ST TH N88DEG21'51"W 98.92'  
TH S ALONG SUBDIVISION BOUNDARY 233.30' TO POB. .49 A M/L

4/12/2017 PART OF SPLIT FROM 006-122-003-00

FORMERLY L1292P432 L267 P61 L289 P92/88 L299 P283/89 L310 P831/90 L572 P398/01  
L626 P995/02 PRT LOT 8 PLAT OF WHISPERING PINES & PRT OF SE 1/4 SEC 22 T29N R14W  
COM S 1/4 COR SD SEC TH ALG N-S 1/4 LN N 693.12 FT TH ALG NLY LN ST HWY M-22 S  
88 DEG 47' 30" E 1132.56 FT TH N 165 FT TH N 88 DEG 47' 30" W 45.90 FT TO SE COR  
SD LOT 8 TH ALG WLY LN OAK ST N 4 DEG 49' 0" E 150 FT TO POB TH N 88 DEG 47' 30"  
W 85.32 FTTH N 1 DEG 28' 50" E 232.30 FT TH S 89 DEG 11' 50" E 98.92 FT TH ALG  
WLY LN OAK ST S 4 DEG 49' 0" W 233.47 FT TO POB & PRT OF LOT 8 WHISPERING PINES  
IN SE 1/4 SD SEC COM S 1/4 COR SD SEC TH ALG N-S N 693.12 FT TH ALG NLY LN ST  
HWY M-22 S 88 DEG 47' 30" E 1132.56 FT TH N 165 FT TH N 88 DEG 47' 30" W 45.90  
FT TO SE COR SD LOT 8 TH CONT N 88 DEG 47' 30" W 132 FT TO POB TH N 88 DEG 47'  
30" W 65.82 FT TH N 1 DEG 28' 50" E 56.15 FT TH S 89 DEG 11' 50" E 66.10 FT TH S  
1 DEG 45' 30" W 56.62 FT TO POB 45 006 122 003 00 WHISPERING PINES SEC 22 T29N  
R14W.

4/12/2017 PART OF SPLIT FROM 006-122-003-00

Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value  |
|----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|--------|
| D 100' @ 1100/                         | 85.18    | 252.11 | 1.0409 | 0.8725 | 1100 | 100   |                         | 85,099 |
| 85 Actual Front Feet, 0.49 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 85,099 |

2026 Est. T.C.V. 006-835-008-00 = 85,099

Est. TCV/Total Floor Area = 52.53, Most recent sale 04/27/2021 for 475,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 69,000                  | 69,000  | 69,000    | 60,081         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | -26,500 | 0         | -17,581        | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 42,500                  | 42,500  | 42,500    | 61,703         | 42,500      | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-835-008-10   | 2026 Est. T.C.V.    | BRICKER BETH ALICE   |
| Property Class: 401 |                     | 5850 S OAK ST        |
| Map #: 35           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L269 P162 L299 P282 L381 P959-960/94 . PRT OF LOT 8 PLAT OF WHISPERING PINES & PRT OF SE 1/4 SEC 22 T29N R14W COM S 1/4 COR SD SEC 22 TH N 693.12 FT TH ALG NLY LN ST HWY M-22 S 88 DEG 47' 30" E 1132.56 FT TH N 165.00 FT TH N 88 DEG 47' 30" W 45.90 FT TO SE COR OF SD LOT 8 & FOR POB TH N 88 DEG 47' 30" W 132.00 FT TH N 1 DEG 45' 30" E 149.71 FTTH S 88 DEG 47' 30" E 140.00 FT TH ALG WLY LN OF OAK STREET S 4 DEG 49' 0" W 150.00 FT TO POB WHISPERING PINES. SEC 22 T29N R14W.

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description            | Frontage | Depth       | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|------------------------|----------|-------------|--------|--------|------------|-------|--------------|---------|
| D 100' @ 1100/         | 150.00   | 132.00      | 0.9036 | 0.7422 | 1100       | 100   |              | 110,658 |
| 150 Actual Front Feet, | 0.46     | Total Acres |        |        | Total Est. |       | Land Value = | 110,658 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Wood Frame                                          | 28.51    | 120  | 50     | 1,710      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 15                                | 1,500.00 | 1    | 100    | 1,500      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,920      |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1035 SF Floor Area = 1467 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 384    |          |            |
| 2 Story | Siding   | Crawl Space | 432    |          |            |
| 1 Story | Siding   | Crawl Space | 219    |          |            |
|         |          |             | Total: | 189,921  | 132,945    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 3,347 |
| Water Well, 100 Feet | 1 | 5,847 | 4,093 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CGEP (1 Story) | 240 | 15,276 | 10,693 |
| WPP            | 96  | 3,069  | 2,148  |
| WCP (1 Story)  | 48  | 3,256  | 2,279  |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 280 | 5,079 | 3,555 |
|--------------|-----|-------|-------|

##### Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 512 | 20,193 | 14,135 |
| Door Opener | 1   | 537    | 376    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,786 |
|------------|---|-------|-------|

Totals: 259,297 181,507

Parcel Number: 45-006-835-008-10

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Notes: TUCKER HOME - WOOD FOUNDATION AROUND CRAWL

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 399,315

|                                                                             |                    |                |
|-----------------------------------------------------------------------------|--------------------|----------------|
| 2026 Est. T.C.V. 006-835-008-10                                             | =                  | 514,893        |
| Est. TCV/Total Floor Area = 350.98, Most recent sale 02/24/1994 for 152,000 |                    |                |
| 2025 Assessed                                                               | MBOR               | S.E.V.         |
| 257,900                                                                     | 257,900            | 257,900        |
| 2026                                                                        | New Eq. Adjustment | Loss           |
| 0                                                                           | -500               | 0              |
| 2026 Assessed                                                               | MBOR               | S.E.V.         |
| 257,400                                                                     | 257,400            | 257,400        |
|                                                                             | Base for Cap       | IRM            |
|                                                                             | 188,649            | 2.70           |
|                                                                             | Additions          | Tax Adjustment |
|                                                                             | 0                  | 5,093          |
|                                                                             | Capped             | ->Taxable<-    |
|                                                                             | 193,742            | 193,742        |
|                                                                             |                    | PRE/MBT        |
|                                                                             |                    | 193,742        |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-837-001-00   | 2026 Est. T.C.V.    | NAUER RICHARD L & KATHLEEN A |
| Property Class: 402 |                     | WEST SHORE                   |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L366 P815 L457 P765/97 UNIT 1 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H837.H837 WEST SHORE

\* Factors \*

514 SHARED

| Description               | Frontage | Depth       | Front   | Depth | Rate                    | %Adj. | Reason | Value     |
|---------------------------|----------|-------------|---------|-------|-------------------------|-------|--------|-----------|
| <Site Value A> WEST SHORE | 2.5M     |             |         |       | 2500000                 | 100   |        | 2,500,000 |
|                           |          |             | 1 Units |       | 0.00000                 | 100   |        | 0         |
| 54 Actual Front Feet,     | 0.19     | Total Acres |         |       | Total Est. Land Value = |       |        | 2,500,000 |

2026 Est. T.C.V. 006-837-001-00 = 2,500,000

Est. TCV/Total Floor Area = 1704.16, Most recent sale 10/31/1997 for 315,000

|                         |           |           |              |                |         |  |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,250,000               | 1,250,000 | 1,250,000 | 312,132      | 2.70           |         |  |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0         | 0         | 0            | 8,427          | 0       |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,250,000               | 1,250,000 | 1,250,000 | 320,559      | 320,559        | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-837-002-00   | 2026 Est. T.C.V.    | HAMILTON W D & HEATHFIELD S M TRUST |
| Property Class: 401 |                     | 2 WEST SHORE                        |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L366 P815/93 L460 P324/97 UNIT 2 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Land Value Estimates for Land Table H837.H837 WEST SHORE

|                                        |          |             |         |            |                                   |
|----------------------------------------|----------|-------------|---------|------------|-----------------------------------|
|                                        |          | * Factors * |         | 514 SHARED |                                   |
| Description                            | Frontage | Depth       | Front   | Depth      | Rate %Adj. Reason Value           |
| <Site Value A> WEST SHORE              | 2.5M     |             |         |            | 2500000 100 2,500,000             |
|                                        |          |             | 1 Units |            | 0.00000 100 0                     |
| 73 Actual Front Feet, 0.25 Total Acres |          |             |         |            | Total Est. Land Value = 2,500,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1923 SF Floor Area = 3846 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

|         |          |            |        |          |            |
|---------|----------|------------|--------|----------|------------|
| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
| 2 Story | Siding   | Basement   | 1,923  |          |            |
|         |          |            | Total: | 713,721  | 606,663    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1928 | 58,399 | 49,639 |
| Basement, Outside Entrance, Below Grade | 1    | 4,609  | 3,918  |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 90  | 3,907  | 3,321  |
| CCP (1 Story) | 36  | 1,725  | 1,466  |
| WCP (1 Story) | 451 | 23,853 | 20,275 |
| WPP           | 451 | 11,924 | 10,135 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 619 | 46,462 | 39,493 |
| Door Opener | 2   | 1,504  | 1,278  |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 6,850  | 5,822 |
| Security System  | 1 | 11,726 | 9,967 |

Fireplaces

|                  |   |        |        |
|------------------|---|--------|--------|
| Exterior 2 Story | 1 | 11,786 | 10,018 |
|------------------|---|--------|--------|

Totals: 924,673 785,970

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.700 => TCV: 2,122,119

Parcel Number: 45-006-837-002-00

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2026 Est. T.C.V. 006-837-002-00 = 4,632,119  
 Est. TCV/Total Floor Area = 1204.40, Most recent sale 08/15/2018 for 2,600,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,264,200 2,264,200 2,264,200 1,294,290 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 51,900 0 0 34,945 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,316,100 2,316,100 2,316,100 1,329,235 1,329,235 0

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-837-003-00   | 2026 Est. T.C.V.    | GLEN ARBOR PROPERTY LLC |
| Property Class: 401 |                     | 3 WEST SHORE            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L366 P815 L391 P292/94 UNIT 3 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H837.H837 WEST SHORE

|                                        |          | * Factors * |         | 514 SHARED |                                   |
|----------------------------------------|----------|-------------|---------|------------|-----------------------------------|
| Description                            | Frontage | Depth       | Front   | Depth      | Rate %Adj. Reason                 |
| <Site Value A> WEST SHORE              | 2.5M     |             |         |            | 2500000 100                       |
|                                        |          |             | 1 Units |            | 0.00000 100                       |
| 54 Actual Front Feet, 0.19 Total Acres |          |             |         |            | Total Est. Land Value = 2,500,000 |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 1804 SF Floor Area = 3062 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,804  |          |            |
| 1 Story   | Siding   | Overhang   | 356    |          |            |
|           |          |            | Total: | 565,164  | 463,436    |

Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1920 | 58,157 | 47,689 |
|-----------------|------|--------|--------|

Exterior

|              |     |        |       |
|--------------|-----|--------|-------|
| Brick Veneer | 480 | 10,512 | 8,620 |
|--------------|-----|--------|-------|

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,671  |
| 3 Fixture Bath     | 3 | 30,826 | 25,277 |

Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CCP (1 Story) | 50  | 2,266  | 1,858  |
| WCP (1 Story) | 451 | 23,853 | 19,559 |

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 2    | 1,504  | 1,233  |
| Base Cost   | 1072 | 67,525 | 55,370 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,804 |
| Public Sewer | 1 | 2,200 | 1,804 |

Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 6,850  | 5,617 |
| Security System  | 1 | 11,726 | 9,615 |

Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 9,665 |
|------------------|---|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 797,826 | 654,218 |
|---------|---------|---------|

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.700 => TCV: 1,766,389



Parcel Number: 45-006-837-003-00

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2026 Est. T.C.V. 006-837-003-00 = 4,276,389  
 Est. TCV/Total Floor Area = 1396.60, Most recent sale 10/18/2023 for 4,250,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,100,400 2,100,400 2,100,400 2,099,425 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 37,800 0 0 38,775 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,138,200 2,138,200 2,138,200 2,156,109 2,138,200 0

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-837-004-00   | 2026 Est. T.C.V.    | MORAN HOLDINGS LLC   |
| Property Class: 402 |                     | WEST SHORE           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L366 P815 L417 P792/96 UNIT 4 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Land Value Estimates for Land Table H837.H837 WEST SHORE

\* Factors \*

514 SHARED

| Description                            | Frontage | Depth | Front   | Depth | Rate    | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|-------|---------|-------|---------|-------|-------------------------|-----------|
| <Site Value A> WEST SHORE              | 2.5M     |       |         |       | 2500000 | 100   |                         | 2,500,000 |
|                                        |          |       | 1 Units |       | 0.00000 | 100   |                         | 0         |
| 70 Actual Front Feet, 0.24 Total Acres |          |       |         |       |         |       | Total Est. Land Value = | 2,500,000 |

2026 Est. T.C.V. 006-837-004-00 = 2,500,000

Est. TCV/Total Floor Area = 816.46, Most recent sale 02/05/1996 for 340,000

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,250,000               | 1,250,000 | 1,250,000 | 312,132      | 2.70           |         |
| 2026 New Eq. Adjustment |           | Loss      | Additions    | Tax Adjustment | Losses  |
| 0                       | 0         | 0         | 0            | 8,427          | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,250,000               | 1,250,000 | 1,250,000 | 320,559      | 320,559        | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-837-005-00   | 2026 Est. T.C.V.    | TOROK STEVEN A & JANET |
| Property Class: 401 |                     | 5 WEST SHORE           |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L366 P815 L389 P499 L434 P907/96 UNIT 5 WEST SHORE CONDOMINIUM REC IN L364  
P335-375 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H837.H837 WEST SHORE

|                           |          | * Factors * |         | 514 SHARED              |                   |
|---------------------------|----------|-------------|---------|-------------------------|-------------------|
| Description               | Frontage | Depth       | Front   | Depth                   | Rate %Adj. Reason |
| <Site Value A> WEST SHORE | 2.5M     |             |         |                         | 2500000 100       |
|                           |          |             | 1 Units |                         | 0.00000 100       |
| 39 Actual Front Feet,     | 0.13     | Total Acres |         | Total Est. Land Value = | 2,500,000         |

#### Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 1827 SF Floor Area = 3306 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 348    |          |            |
| 2 Story | Siding   | Basement   | 1,479  |          |            |
|         |          |            | Total: | 635,572  | 521,169    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1000 | 30,290 | 24,838 |
| Basement, Outside Entrance, Below Grade | 1    | 4,609  | 3,779  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,671  |
| 3 Fixture Bath     | 1 | 10,275 | 8,425  |
| 2 Fixture Bath     | 2 | 13,700 | 11,234 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 55  | 5,042  | 4,134  |
| WCP (1 Story) | 520 | 27,461 | 22,518 |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 632 | 44,246 | 36,282 |
| Door Opener | 1   | 752    | 617    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,804 |
| Public Sewer | 1 | 2,200 | 1,804 |

#### Built-Ins

|                  |   |        |       |
|------------------|---|--------|-------|
| Appliance Allow. | 1 | 6,850  | 5,617 |
| Security System  | 1 | 11,726 | 9,615 |

#### Fireplaces

|                  |   |        |       |
|------------------|---|--------|-------|
| Exterior 2 Story | 1 | 11,786 | 9,665 |
|------------------|---|--------|-------|

Totals: 809,966 664,172

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.700 => TCV: 1,793,264

Parcel Number: 45-006-837-005-00

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2026 Est. T.C.V. 006-837-005-00 = 4,298,264  
 Est. TCV/Total Floor Area = 1300.14, Most recent sale 12/20/2007 for 1,800,000  
 2025 Assessed MBOR S.E.V. Base for Cap IRM  
 2,103,400 2,103,400 2,103,400 851,649 2.70  
 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 45,700 0 0 22,994 0  
 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 2,149,100 2,149,100 2,149,100 874,643 874,643 874,643

VALADE GARY C & MARGARET  
WEST SHORE  
GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

514 SHARED

| Description                            | Frontage | Depth   | Front   | Depth      | Rate | %Adj. | Reason       | Value     |
|----------------------------------------|----------|---------|---------|------------|------|-------|--------------|-----------|
| <Site Value A> WEST SHORE              | 2.5M     |         |         | 2500000    | 100  |       |              | 2,500,000 |
|                                        |          | 1 Units | 0.00000 | 100        |      |       |              | 0         |
| 86 Actual Front Feet, 0.30 Total Acres |          |         |         | Total Est. |      |       | Land Value = | 2,500,000 |

2026 Est. T.C.V. 006-837-006-00 = 2,500,000

Est. TCV/Total Floor Area = 756.20, Most recent sale 04/28/2008 for 1,062,500

|           |          |                |           |              |                |         |
|-----------|----------|----------------|-----------|--------------|----------------|---------|
| 2025      | Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |
| 1,250,000 |          | 1,250,000      | 1,250,000 | 496,944      | 2.70           |         |
| 2026      | New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |
| 0         |          | 0              | 0         | 0            | 13,417         | 0       |
| 2026      | Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,250,000 |          | 1,250,000      | 1,250,000 | 510,361      | 510,361        | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-837-007-00   | 2026 Est. T.C.V.    | VALADE MARGARET A TRUST |
| Property Class: 401 |                     | 7 WEST SHORE            |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L366 P815 L396 P487/94 UNIT 7 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14  
T29N R14W.

Land Value Estimates for Land Table H837.H837 WEST SHORE

|                           |          | * Factors * |         | 514 SHARED              |                   |
|---------------------------|----------|-------------|---------|-------------------------|-------------------|
| Description               | Frontage | Depth       | Front   | Depth                   | Rate %Adj. Reason |
| <Site Value A> WEST SHORE | 2.5M     |             |         |                         | 2500000 100       |
|                           |          |             | 1 Units | 0.00000                 | 100               |
| 55 Actual Front Feet,     | 0.19     | Total Acres |         | Total Est. Land Value = | 2,500,000         |

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 1897 SF Floor Area = 3617 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.75 Story | Siding   | Basement   | 1,897 |          |            |
| 1 Story    | Siding   | Overhang   | 297   |          |            |
|            |          | Total:     |       | 960,873  | 749,480    |

Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1419 | 50,403 | 39,314 |
| Exterior                                |      |        |        |
| Stone Veneer                            | 1235 | 69,617 | 54,301 |
| Basement, Outside Entrance, Below Grade | 4    | 21,836 | 17,032 |

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,143  |
| 3 Fixture Bath     | 4 | 50,772 | 39,602 |
| 2 Fixture Bath     | 1 | 8,462  | 6,600  |

Porches

|                     |     |       |       |
|---------------------|-----|-------|-------|
| WCP (1 Story)       | 72  | 7,885 | 6,150 |
| Foundation: Shallow | 72  | -793  | -619  |
| WSEP (1 Story)      | 72  | 9,424 | 7,351 |
| WPP                 | 160 | 6,822 | 5,321 |
| WPP                 | 240 | 8,530 | 6,653 |

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 594 | 58,378 | 45,535 |
| Common Wall: 1 Wall | 1   | -4,206 | -3,281 |
| Door Opener         | 2   | 1,692  | 1,320  |
| Stone Veneer        | 280 | 15,784 | 12,312 |

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,552 | 1,991 |
| Public Sewer | 1 | 2,552 | 1,991 |

Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 9,671  | 7,543  |
| Security System  | 1 | 14,278 | 11,137 |

Parcel Number: 45-006-837-007-00

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## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| 2nd on Same Stack | 1 | 6,716  | 5,238  |
| Exterior 2 Story  | 1 | 13,397 | 10,450 |

|         |           |           |
|---------|-----------|-----------|
| Totals: | 1,318,674 | 1,028,564 |
|---------|-----------|-----------|

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.700 =&gt; TCV: 2,777,123

2026 Est. T.C.V. 006-837-007-00 = 5,297,123

Est. TCV/Total Floor Area = 1464.51, Most recent sale 01/12/2007 for 2,875,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,590,400               | 2,590,400 | 2,590,400 | 1,402,095      | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 58,200    | 0         | 37,856         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,648,600               | 2,648,600 | 2,648,600 | 1,439,951      | 1,439,951   | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-837-008-00   | 2026 Est. T.C.V.    | MOCERI FAMILY LIVING TRUST |
| Property Class: 401 |                     | 8 WEST SHORE               |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L366 P815 L385 P722/94 L900 P400/06 UNIT 8 WEST SHORE CONDOMINIUM REC IN L364  
P335-375 SEC 14 T29N R14W.

#### Land Value Estimates for Land Table H837.H837 WEST SHORE

|                                        |          |       |         | * Factors * | 514 SHARED |                         |           |
|----------------------------------------|----------|-------|---------|-------------|------------|-------------------------|-----------|
| Description                            | Frontage | Depth | Front   | Depth       | Rate %Adj. | Reason                  | Value     |
| <Site Value A> WEST SHORE              | 2.5M     |       |         |             | 2500000    | 100                     | 2,500,000 |
|                                        |          |       | 1 Units |             | 0.00000    | 100                     | 0         |
| 68 Actual Front Feet, 0.23 Total Acres |          |       |         |             |            | Total Est. Land Value = | 2,500,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate      | Size | % Good | Cash Value |
|-----------------------------------------------------|-----------|------|--------|------------|
| D/W/P: Patio Blocks                                 | 24.02     | 375  | 0      | 0          |
| Hot Tub                                             | 19,423.74 | 1    | 50     | 9,712      |
| Residential Local Cost Land Improvements            |           |      |        |            |
| Description                                         | Rate      | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 10                                | 10,000.00 | 1    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |           |      |        | 19,712     |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1995

(11) Heating System: Forced Heat & Cool  
Ground Area = 2762 SF Floor Area = 5128 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New  | Depr. Cost |
|------------|----------|------------|-------|-----------|------------|
| 1.75 Story | Siding   | Basement   | 2,762 |           |            |
| 1 Story    | Siding   | Overhang   | 295   |           |            |
| Total:     |          |            |       | 1,321,417 | 991,061    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 2694 | 95,691 | 71,768 |
| Exterior                                |      |        |        |
| Brick Veneer                            | 810  | 19,375 | 14,531 |
| Basement, Outside Entrance, Below Grade | 2    | 10,918 | 8,188  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 4,029  | 3,022  |
| 3 Fixture Bath     | 4 | 50,772 | 38,079 |
| Separate Shower    | 1 | 3,640  | 2,730  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| CPP           | 87  | 3,104  | 2,328  |
| CCP (1 Story) | 33  | 2,262  | 1,696  |
| CPP           | 33  | 1,302  | 976    |
| WPP           | 776 | 20,580 | 15,435 |

#### Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 590 | 58,091 | 43,568 |
| Common Wall: 1.5 Wall | 1   | -6,306 | -4,729 |
| Door Opener           | 1   | 846    | 634    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,552 | 1,914 |
| Public Sewer | 1 | 2,552 | 1,914 |

#### Built-Ins

|                  |   |        |        |
|------------------|---|--------|--------|
| Appliance Allow. | 1 | 9,671  | 7,253  |
| Security System  | 1 | 14,278 | 10,708 |



Parcel Number: 45-006-837-008-00

Page: 2

## Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Interior 2 Story  | 1 | 10,879 | 8,159  |
| Two Sided         | 1 | 12,558 | 9,418  |
| Exterior 2 Story  | 1 | 13,397 | 10,048 |
| Direct-Vented Gas | 1 | 6,346  | 4,759  |

Totals: 1,657,954 1,243,460

## Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.700 =&gt; TCV: 3,357,342

2026 Est. T.C.V. 006-837-008-00 = 5,877,054

Est. TCV/Total Floor Area = 1146.07, Most recent sale 05/02/1994 for 365,000

|                         |           |           |                |             |         |
|-------------------------|-----------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |         |
| 2,862,000               | 2,862,000 | 2,862,000 | 563,007        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |         |
| 0                       | 76,500    | 0         | 15,201         | 0           |         |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 2,938,500               | 2,938,500 | 2,938,500 | 578,208        | 578,208     | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-840-001-00   | 2026 Est. T.C.V.    | HEFFERON TIMOTHY W & KONRAD LEEANN |
| Property Class: 407 |                     | 1 WILDERNESS                       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L373 P289 L405 P698&699 L550 P170/00 L872 P155/05 APT A-1 WILDERNESS CONDOMINIUM  
 REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| WILDERNESS LKMI>1000SQ&END |          |             | 1     | Units      | 350000.00000 | 100   |        | 350,000 |
|                            | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 860 SF Floor Area = 860 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 860    |          |            |
|         |          |             | Total: | 127,903  | 95,918     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,088 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 145 | 3,296 | 2,472 |
| Treated Wood |  |  | 93  | 2,423 | 1,817 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,120 |
| Public Sewer |  |  | 1 | 1,494 | 1,120 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 2,075 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 4,987 |

|                          |  |  |   |   |   |
|--------------------------|--|--|---|---|---|
| Unit-in-Place Cost Items |  |  |   |   |   |
|                          |  |  | 1 | 0 | 0 |

|                |  |  |  |        |       |
|----------------|--|--|--|--------|-------|
| Lump Sum Items |  |  |  |        |       |
| END UNIT       |  |  |  | 12,000 | 9,000 |

Totals: 159,477 119,597

Notes: 1,8,15-OJIBWAY-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 370,751

2026 Est. T.C.V. 006-840-001-00 = 720,751

Est. TCV/Total Floor Area = 838.08, Most recent sale 09/28/2010 for 455,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 399,300       | 399,300    | 399,300 | 253,399      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -38,900    | 0       | 0            | 6,841          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 360,400       | 360,400    | 360,400 | 260,240      | 260,240        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-002-00   | 2026 Est. T.C.V.    | WADSWORTH LESLIE &   |
| Property Class: 407 |                     | 2 WILDERNESS         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L532 P193/00 APT A-2 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N  
R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS LKMI>1000SQ&END |          |       | 1 Units     | 350000.00000 | 100  |       |                         | 350,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 879 SF Floor Area = 1318 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 879    |          |            |
|           |          |            | Total: | 158,145  | 110,696    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Lump Sum Items

|          |       |       |
|----------|-------|-------|
| END UNIT | 5,000 | 3,500 |
|----------|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 183,990 | 128,788 |
|---------|---------|---------|

Notes: 2,9,16-OVERLOOK-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 399,243

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-840-002-00 | = | 749,243 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 568.47

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 411,500                 | 411,500 | 411,500 | 246,817      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -36,900 | 0       | 0            | 6,664          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 374,600                 | 374,600 | 374,600 | 253,481      | 253,481        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-840-003-00   | 2026 Est. T.C.V.    | MACKEY ANN CARR REVOCABLE TRUST |
| Property Class: 407 |                     | 3 WILDERNESS                    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L459 P459/97 L746 P56/03 L861 P324/05 APT A-3 WILDERNESS CONDOMINIUM REC IN L168  
P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|-------------------------|-------|--------|---------|
| WILDERNESS LKMI>1000SQ&END |          |             | 1     | Units | 350000.00000            | 100   |        | 350,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 670 SF Floor Area = 1005 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 670    |          |            |
|           |          |             | Total: | 128,022  | 89,614     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 148,867 104,206

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 323,039

2026 Est. T.C.V. 006-840-003-00 = 673,039

Est. TCV/Total Floor Area = 669.69, Most recent sale 07/09/2003 for 547,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 375,900       | 375,900    | 375,900 | 237,066      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -39,400    | 0       | 0            | 6,400          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 336,500       | 336,500    | 336,500 | 243,466      | 243,466        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-840-004-00   | 2026 Est. T.C.V.    | REINHOLT SHERY & SCOTT |
| Property Class: 407 |                     | 4 WILDERNESS           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L250 P552 L411 P870&871/95 APT A-4 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000.00000 | 100  |       |                         | 440,000 |
|                          |          | 0.00  | Total Acres |              |      |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 599 SF Floor Area = 898 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 599    |          |            |
|           |          |             | Total: | 116,251  | 81,390     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 137,134 96,009

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 297,628

2026 Est. T.C.V. 006-840-004-00 = 737,628

Est. TCV/Total Floor Area = 821.41, Most recent sale 05/20/2024 for 730,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 359,200       | 359,200    | 359,200 | 359,200      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 9,600      | 0       | 0            | 9,600          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 368,800       | 368,800    | 368,800 | 368,898      | 368,800        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-005-00   | 2026 Est. T.C.V.    | BARST RANDY R        |
| Property Class: 407 |                     | 5 WILDERNESS         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L340 P504 L342 P277/92 L569 P982/01 DC L929 P81/07 APT A-5 WILDERNESS  
 CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W.  
 , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|--------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| WILDERNESS LK MICH A B C |          |       | 1           | Units | 440000     | 0.00000      | 100    | 440,000 |
|                          |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = 599 SF Floor Area = 898 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 599    |          |            |
|           |          |             | Total: | 116,251  | 81,390     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

#### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 137,134 96,009

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 297,628

2026 Est. T.C.V. 006-840-005-00 = 737,628

Est. TCV/Total Floor Area = 821.41, Most recent sale 03/07/1992 for 38,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 359,200                 | 359,200 | 359,200   | 133,549        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,600   | 0         | 3,605          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 368,800                 | 368,800 | 368,800   | 137,154        | 137,154     | 137,154 |  |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-840-006-00   | 2026 Est. T.C.V.    | LAFAVE RICHARD C & ANN C |
| Property Class: 407 |                     | 6 WILDERNESS             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L250 P573/84 L284 P344/88 L594 P855/01 APT A-6 WILDERNESS CONDOMINIUM REC IN  
L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| WILDERNESS LKMI>1000SQ&END |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 670 SF Floor Area = 1005 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 670    |          |            |
|           |          |             | Total: | 128,022  | 89,614     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 148,867 104,206

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 323,039

2026 Est. T.C.V. 006-840-006-00 = 673,039

Est. TCV/Total Floor Area = 669.69, Most recent sale 08/06/2001 for 480,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 375,900       | 375,900    | 375,900 | 237,066      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -39,400    | 0       | 0            | 6,400          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 336,500       | 336,500    | 336,500 | 243,466      | 243,466        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-007-00   | 2026 Est. T.C.V.    | ZAKI KAREEM & RAQUEL |
| Property Class: 407 |                     | 7 WILDERNESS         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

APT A-7 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND  
AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|--------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| WILDERNESS LK MICH A B C |          |       | 1           | Units | 440000.00000            | 100   |        | 440,000 |
|                          |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 702 SF Floor Area = 1404 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 702    |          |            |
|         |          |             | Total: | 177,684  | 151,010    |

Other Additions/Adjustments

Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 1,451  | 1,233  |
| 3 Fixture Bath     | 3 | 13,700 | 11,645 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 2,092 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,270 |
| Public Sewer | 1 | 1,494 | 1,270 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,352 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Lump Sum Items

|          |       |       |
|----------|-------|-------|
| END UNIT | 5,000 | 4,250 |
|----------|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 206,051 | 175,122 |
|---------|---------|---------|

Notes: 7, 14, 21, 22, 28, 29, 31, 35, 36, 45

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 542,878

2026 Est. T.C.V. 006-840-007-00 = 982,878

Est. TCV/Total Floor Area = 700.06, Most recent sale 08/02/2019 for 0

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 474,100                 | 474,100 | 474,100 | 311,980      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 17,300  | 0       | 0            | 8,423          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 491,400                 | 491,400 | 491,400 | 320,403      | 320,403        | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-008-00   | 2026 Est. T.C.V.    | WILDERNESS 8 LLC     |
| Property Class: 407 |                     | 8 WILDERNESS         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L254 P703/85 APT B-8 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N  
R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth     | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|-----------|------|-------|-------------------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000.00 | 000  | 100   |                         | 440,000 |
|                          | 0.00     |       | Total Acres |           |      |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 594 SF Floor Area = 594 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 594    |          |            |
|         |          |             | Total: | 92,156   | 64,518     |

Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,016 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 145 | 3,296 | 2,307 |
| Treated Wood |  |  | 93  | 2,423 | 1,696 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,046 |
| Public Sewer |  |  | 1 | 1,494 | 1,046 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 1,937 |

|            |  |  |   |       |       |
|------------|--|--|---|-------|-------|
| Fireplaces |  |  |   |       |       |
| Wood Stove |  |  | 1 | 2,552 | 1,786 |

|                          |  |  |   |   |   |
|--------------------------|--|--|---|---|---|
| Unit-in-Place Cost Items |  |  |   |   |   |
|                          |  |  | 1 | 0 | 0 |

|                |  |  |  |        |       |
|----------------|--|--|--|--------|-------|
| Lump Sum Items |  |  |  |        |       |
| END UNIT       |  |  |  | 12,000 | 8,400 |

Totals: 119,633 83,752

Notes: 1,8,15-OJIBWAY-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 259,631

2026 Est. T.C.V. 006-840-008-00 = 699,631

Est. TCV/Total Floor Area = 1177.83

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 342,700                 | 342,700 | 342,700 | 133,549      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 7,100   | 0       | 0            | 3,605          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 349,800                 | 349,800 | 349,800 | 137,154      | 137,154        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-840-009-00   | 2026 Est. T.C.V.    | KOWALSKI RUBY C & GERALD R |
| Property Class: 407 |                     | 9 WILDERNESS               |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L280 P669 L428 P503/96 L428 P504-507/96 L476 P636/98 APT B-9 WILDERNESS  
 CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| WILDERNESS LKMI>1000SQ&END |          |             | 1     | Units | 350000.00  | 000   | 100          | 350,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 879 SF Floor Area = 1318 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 879    |          |            |
|           |          |            | Total: | 158,145  | 110,696    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

##### Lump Sum Items

|          |       |       |
|----------|-------|-------|
| END UNIT | 5,000 | 3,500 |
|----------|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 183,990 | 128,788 |
|---------|---------|---------|

Notes: 2,9,16-OVERLOOK-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 399,243

2026 Est. T.C.V. 006-840-009-00 = 749,243

Est. TCV/Total Floor Area = 568.47, Most recent sale 03/21/2014 for 425,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 411,500                 | 411,500 | 411,500 | 271,765      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | -36,900 | 0       | 0            | 7,337          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 374,600                 | 374,600 | 374,600 | 279,102      | 279,102        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-840-010-00   | 2026 Est. T.C.V.    | KAPLOWITZ MICHAEL & DONNA RICH |
| Property Class: 407 |                     | 10 WILDERNESS                  |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L419 P391 L455 P872/97 L594 P885/01 APT B-10 WILDERNESS CONDOMINIUM REC IN L168  
P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| WILDERNESS LKMI>1000SQ&END |          |             | 1     | Units      | 350000.00000 | 100   |        | 350,000 |
|                            | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 671 SF Floor Area = 1006 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 671    |          |            |
|           |          |             | Total: | 128,232  | 89,772     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,077 104,364

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 323,528

2026 Est. T.C.V. 006-840-010-00 = 673,528

Est. TCV/Total Floor Area = 669.51, Most recent sale 04/28/2009 for 355,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 376,100       | 376,100    | 376,100 | 237,308      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -39,300    | 0       | 0            | 6,407          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 336,800       | 336,800    | 336,800 | 243,715      | 243,715        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-840-011-00   | 2026 Est. T.C.V.    | WILDERNESS CONDOMINIUM NO 11 LLC |
| Property Class: 407 |                     | 11 WILDERNESS                    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L241 P312/83 L785 P982/04 APT B-11 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000.00000 | 100        | 100   |              | 440,000 |
|                          |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 116,590  | 81,619     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 137,473 96,238

Notes: 4, 5, 11, 12, 18, 19, 25, 26, 27, 32, 33

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 298,338

2026 Est. T.C.V. 006-840-011-00 = 738,338

Est. TCV/Total Floor Area = 818.56, Most recent sale 01/06/2004 for 100

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 359,500                 | 359,500 | 359,500   | 133,549        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,700   | 0         | 3,605          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 369,200                 | 369,200 | 369,200   | 137,154        | 137,154     | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-840-012-00   | 2026 Est. T.C.V.    | TOTH LAWRENCE D & KATHLEEN O'CONNOR |
| Property Class: 407 |                     | 12 WILDERNESS                       |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L281 P43 L290 P827 L360 P723&724 L372 P433&434/93 APT B-12 WILDERNESS  
 CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000 | 0.00000    | 100   |              | 440,000 |
|                          |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 671 SF Floor Area = 1006 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 671    |          |            |
|           |          |             | Total: | 128,232  | 89,772     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,077 104,364

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 323,528

2026 Est. T.C.V. 006-840-012-00 = 763,528

Est. TCV/Total Floor Area = 758.97

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 371,100                 | 371,100 | 371,100 | 133,549      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 10,700  | 0       | 0            | 3,605          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 381,800                 | 381,800 | 381,800 | 137,154      | 137,154        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-840-013-00   | 2026 Est. T.C.V.    | BALIAN ANNETTE T REVOCABLE TR |
| Property Class: 407 |                     | 13 WILDERNESS                 |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L374 P704/93 APT B-13 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS LKMI>1000SQ&END |          |       | 1 Units     | 350000.00000 | 100  |       |                         | 350,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 671 SF Floor Area = 1006 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 671    |          |            |
|           |          |             | Total: | 128,232  | 89,772     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,077 104,364

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 323,528

2026 Est. T.C.V. 006-840-013-00 = 673,528

Est. TCV/Total Floor Area = 669.51

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 376,100       | 376,100    | 376,100 | 148,960      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -39,300    | 0       | 0            | 4,021          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 336,800       | 336,800    | 336,800 | 152,981      | 152,981        | 0       |  |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-840-014-00   | 2026 Est. T.C.V.    | MIANECKI MICHAEL L & THERESE B |
| Property Class: 407 |                     | 14 WILDERNESS                  |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

DC L502 P127/99 L760 P821/03 APT B-14 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

#### Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| WILDERNESS LK MICH A B C |          |             | 1 Units | 440000.00000 | 100          |       |        | 440,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 799 SF Floor Area = 1360 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 799  |          |            |
| 1 Story   | Siding   | Overhang    | 161  |          |            |
|           |          | Total:      |      | 163,134  | 114,202    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

##### Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 194,017 | 135,821 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 421,045

2026 Est. T.C.V. 006-840-014-00 = 861,045

Est. TCV/Total Floor Area = 633.12, Most recent sale 08/29/2003 for 560,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 418,000       | 418,000    | 418,000 | 218,867      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 12,500     | 0       | 0            | 5,909          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 430,500       | 430,500    | 430,500 | 224,776      | 224,776        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-015-00   | 2026 Est. T.C.V.    | WILDERNESS 15 LLC    |
| Property Class: 407 |                     | 15 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L398 P940-944/95 L839 P915/05 APT C-15 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000.00000 | 100  | 100   |                         | 440,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 596 SF Floor Area = 596 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 596    |          |            |
|         |          |             | Total: | 92,439   | 64,707     |

#### Other Additions/Adjustments

|                    |  |  |   |       |       |
|--------------------|--|--|---|-------|-------|
| Plumbing           |  |  |   |       |       |
| Average Fixture(s) |  |  | 1 | 1,451 | 1,016 |

|              |  |  |     |       |       |
|--------------|--|--|-----|-------|-------|
| Deck         |  |  |     |       |       |
| Treated Wood |  |  | 94  | 2,436 | 1,705 |
| Treated Wood |  |  | 145 | 3,296 | 2,307 |

|              |  |  |   |       |       |
|--------------|--|--|---|-------|-------|
| Water/Sewer  |  |  |   |       |       |
| Public Water |  |  | 1 | 1,494 | 1,046 |
| Public Sewer |  |  | 1 | 1,494 | 1,046 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Built-Ins        |  |  |   |       |       |
| Appliance Allow. |  |  | 1 | 2,767 | 1,937 |

|                  |  |  |   |       |       |
|------------------|--|--|---|-------|-------|
| Fireplaces       |  |  |   |       |       |
| Interior 2 Story |  |  | 1 | 6,649 | 4,654 |

|                          |  |  |   |   |   |
|--------------------------|--|--|---|---|---|
| Unit-in-Place Cost Items |  |  |   |   |   |
|                          |  |  | 1 | 0 | 0 |

|                |  |  |  |        |       |
|----------------|--|--|--|--------|-------|
| Lump Sum Items |  |  |  |        |       |
| END UNIT       |  |  |  | 12,000 | 8,400 |

Totals: 124,026 86,818

Notes: 1,8,15-OJIBWAY-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 269,136

2026 Est. T.C.V. 006-840-015-00 = 709,136

Est. TCV/Total Floor Area = 1189.83

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 347,400                 | 347,400 | 347,400 | 133,549      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 7,200   | 0       | 0            | 3,605          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 354,600                 | 354,600 | 354,600 | 137,154      | 137,154        | 0       |  |



|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-840-016-00   | 2026 Est. T.C.V.    | SPALY ROBERT F & CAROL A TRUSTS |
| Property Class: 407 |                     | 16 WILDERNESS                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L219 P170/80 L301 P653/89 L303 P5/89 L689 P345/02 L734 P382/03 APT C-16  
 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD  
 2023005220

# Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| WILDERNESS LKMI>1000SQ&END |          |             | 1     | Units | 350000     | 0.00000      | 100    | 350,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973

Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = 879 SF Floor Area = 1318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Slab       | 879    |          |            |
|           |          |            | Total: | 158,145  | 110,696    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 178,990 125,288

Notes: 2,9,16-OVERLOOK-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 388,393

2026 Est. T.C.V. 006-840-016-00 = 738,393

Est. TCV/Total Floor Area = 560.24, Most recent sale 05/29/2003 for 0

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 406,100       | 406,100    | 406,100 | 267,517      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -36,900    | 0       | 0            | 7,222          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 369,200       | 369,200    | 369,200 | 274,739      | 274,739        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-017-00   | 2026 Est. T.C.V.    | RICH PAULA TRUST     |
| Property Class: 407 |                     | 17 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L259 P135 L371 P643/93 APT C-17 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS  
14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|----------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS LKMI>1000SQ&END |          |       | 1 Units     | 350000.00000 | 100  |       |                         | 350,000 |
|                            | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 672 SF Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 672    |          |            |
|           |          |             | Total: | 128,345  | 89,857     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,190 104,449

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 323,792

2026 Est. T.C.V. 006-840-017-00 = 673,792

Est. TCV/Total Floor Area = 668.44, Most recent sale 09/29/1983 for 182,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 376,200       | 376,200    | 376,200 | 148,960      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | -39,300    | 0       | 0            | 4,021          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 336,900       | 336,900    | 336,900 | 152,981      | 152,981        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-018-00   | 2026 Est. T.C.V.    | SIMON LORI J TRUST   |
| Property Class: 407 |                     | 18 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L384 P520&521/94 APT C-18 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

# Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000.00000 | 100        | 100   |              | 440,000 |
|                          |          | 0.00  | Total Acres |              | Total Est. |       | Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 604 SF Floor Area = 906 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 604    |          |            |
|           |          |             | Total: | 117,043  | 87,771     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,846 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 137,926 103,432

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 320,639

2026 Est. T.C.V. 006-840-018-00 = 760,639

Est. TCV/Total Floor Area = 839.56

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 370,000                 | 370,000 | 370,000 | 133,549      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 10,300  | 0       | 0            | 3,605          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 380,300                 | 380,300 | 380,300 | 137,154      | 137,154        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-840-019-00   | 2026 Est. T.C.V.    | FLESER VIRGINIA JOAN TRUST |
| Property Class: 407 |                     | 19 WILDERNESS              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L307 P834/90 L332 P690 L493 P712/98 APT C-19 WILDERNESS CONDOMINIUM REC IN L168  
P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000.00000 | 100  | 100   |                         | 440,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 116,590  | 81,619     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 137,473 96,238

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 298,338

2026 Est. T.C.V. 006-840-019-00 = 738,338

Est. TCV/Total Floor Area = 818.56, Most recent sale 11/13/1998 for 280,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 359,500                 | 359,500 | 359,500   | 184,661        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 9,700   | 0         | 4,985          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 369,200                 | 369,200 | 369,200   | 189,646        | 189,646     | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-020-00   | 2026 Est. T.C.V.    | BROWN JOANN S TRUST  |
| Property Class: 407 |                     | 20 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L353 P100&101/92 APT C-20 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| WILDERNESS LKMI>1000SQ&END |          |       | 1 Units     | 350000 | 0.00000                 | 100   |        | 350,000 |
|                            | 0.00     |       | Total Acres |        | Total Est. Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 672 SF Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 672    |          |            |
|           |          |             | Total: | 129,037  | 90,341     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,882 104,933

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 325,292

2026 Est. T.C.V. 006-840-020-00 = 675,292

Est. TCV/Total Floor Area = 669.93, Most recent sale 07/10/2019 for 492,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 377,000       | 377,000    | 377,000 | 245,873      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | -39,400    | 0       | 0            | 6,638          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 337,600       | 337,600    | 337,600 | 252,511      | 252,511        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-840-021-00   | 2026 Est. T.C.V.    | RISK JOHN W JR & VANOSDOL AMY B |
| Property Class: 407 |                     | 21 WILDERNESS                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L903 P396/06 APT C-21 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

#### Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate  | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------|-------|-------|-------------------------|---------|
| WILDERNESS LK MICH A B C |          |       | 1 Units     | 440000 | 00000 | 100   | COMPLEX ND              | 440,000 |
|                          |          | 0.00  | Total Acres |        |       |       | Total Est. Land Value = | 440,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 703 SF Floor Area = 1406 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 703    |          |            |
|         |          |             | Total: | 177,885  | 124,541    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

##### Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 208,768 | 146,160 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 453,096

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-840-021-00 | = | 893,096 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 635.20

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 432,000                 | 432,000 | 432,000 | 154,096      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 14,500  | 0       | 0            | 4,160          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 446,500                 | 446,500 | 446,500 | 158,256      | 158,256        | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-840-022-00   | 2026 Est. T.C.V.    | HOLLANDS IAN RONALD & MELINDA UTD |
| Property Class: 407 |                     | 22 WILDERNESS                     |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L323 P137 L409 P348/95 APT D-22 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS  
14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR D |          |       | 1 Units     | 350000.00000 | 100  |       |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 829 SF Floor Area = 1404 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 829    |          |            |
| 1 Story   | Siding   | Overhang    | 161    |          |            |
|           |          |             | Total: | 167,850  | 117,503    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

##### Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 198,733 | 139,122 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 264,332

2026 Est. T.C.V. 006-840-022-00 = 614,332

Est. TCV/Total Floor Area = 437.56, Most recent sale 05/01/1991 for 103,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 279,300       | 279,300    | 279,300 | 107,862      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,900     | 0       | 0            | 2,912          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 307,200       | 307,200    | 307,200 | 110,774      | 110,774        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-023-00   | 2026 Est. T.C.V.    | WILDERNESS 23 LLC    |
| Property Class: 407 |                     | 23 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L1022P141 Unit 23, Wilderness Condominium, according to the Master Deed recorded in Liber 168, pages 35 through 81, First Amendment to Master Deed recorded in Liber 352, pages 808 through 839 and Amended and Restated Master Deed recorded in Liber 544, pages 294 through 365 and designated as Leelanau County Condominium Plan No.4, Leelanau County Records, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of Public Acts of 1978 as amended.

## FORMERLY:

L210 P52 L297 P899 L416 P335&336/96 L912 P558/06 APT D-23 WILDERNESS CONDOMINIUM REC IN L168 P32-81 UND 50% INTEREST TO BEVERLY M GHESQUIERE UND 50% INTEREST TO CYNTHIA MORRIS STARR AS TENANTS IN COMMON SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

## Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description             | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| WILDERNESS CRYST 1102SQ |          |             | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|                         | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 672    |          |            |
|           |          |             | Total: | 129,037  | 90,341     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

## Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

## Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

## Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

|         |         |         |
|---------|---------|---------|
| Totals: | 149,882 | 104,933 |
|---------|---------|---------|

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 =&gt; TCV: 199,373

2026 Est. T.C.V. 006-840-023-00 = 549,373

Est. TCV/Total Floor Area = 545.01, Most recent sale 07/17/2009 for 240,229

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 248,200                 | 248,200 | 248,200   | 161,390        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 26,500  | 0         | 4,357          | 0      |



Parcel Number: 45-006-840-023-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 274,700       | 274,700 | 274,700 | 165,747 | 165,747     | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-840-024-00   | 2026 Est. T.C.V.    | Ghesquiere Beverly M ET AL |
| Property Class: 407 |                     | 24 WILDERNESS              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L246 P88 L538 P942/00 L912 P560/06 L917 P603/06 APT D-24 WILDERNESS CONDOMINIUM  
 REC IN L168 P32-81 UND 50% INTEREST TO BEVERLY M GHESQUIERE UND 50% INTEREST TO  
 CYNTHIA MORRIS STARR AS TENANTS IN COMMON SECS 14 & 23 T29N R14W. , 2ND AMD  
 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| WILDERNESS CRYST 1102SQ |          |       | 1           | Units | 350000                  | 0.00000 | 100    | 350,000 |
|                         |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 551 SF Floor Area = 1102 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 551    |          |            |
|         |          |             | Total: | 145,354  | 101,750    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

#### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

|         |         |         |
|---------|---------|---------|
| Totals: | 166,199 | 116,342 |
|---------|---------|---------|

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 221,050

2026 Est. T.C.V. 006-840-024-00 = 571,050

Est. TCV/Total Floor Area = 518.19

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 258,400                 | 258,400 | 258,400   | 161,872        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 27,100  | 0         | 4,370          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 285,500                 | 285,500 | 285,500   | 166,242        | 166,242     | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-840-025-00   | 2026 Est. T.C.V.    | SLEEPING BEAR RETREAT LLC |
| Property Class: 407 |                     | 25 WILDERNESS             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L241 P310 L369 P971 L528 P333/99 APT D-25 WILDERNESS CONDOMINIUM REC IN L168  
 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj.        | Reason | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|--------------|--------|---------|
| WILDERNESS CRYSTAL RVR D |          |       | 1 Units     | 350000.00000 | 100        | 100          |        | 350,000 |
|                          |          | 0.00  | Total Acres |              | Total Est. | Land Value = |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 577 SF Floor Area = 866 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 577    |          |            |
|           |          |             | Total: | 112,973  | 79,084     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 133,856 93,703

Notes: 4, 5, 11, 12, 18, 19, 25, 26, 27, 32, 33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 178,036

2026 Est. T.C.V. 006-840-025-00 = 528,036

Est. TCV/Total Floor Area = 609.74, Most recent sale 08/08/2017 for 301,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 238,500       | 238,500    | 238,500 | 149,955      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,500     | 0       | 0            | 4,048          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 264,000       | 264,000    | 264,000 | 154,003      | 154,003        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-840-026-00   | 2026 Est. T.C.V.    | ROTHER MICHAEL G & ELIZABETH L & |
| Property Class: 407 |                     | 26 WILDERNESS                    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L253 P154 L403 P944/95 APT D-26 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS  
14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR D |          |       | 1 Units     | 350000.00000 | 100  |       |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 82,052     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 95 | 2,449 | 1,714 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,080 96,662

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 183,658

2026 Est. T.C.V. 006-840-026-00 = 533,658

Est. TCV/Total Floor Area = 591.64, Most recent sale 05/21/2018 for 295,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 240,900       | 240,900    | 240,900 | 153,230      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,900     | 0       | 0            | 4,137          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 266,800       | 266,800    | 266,800 | 157,367      | 157,367        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-840-027-00   | 2026 Est. T.C.V.    | PARKS MARION R & MARGARET A H&W |
| Property Class: 407 |                     | 27 WILDERNESS                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L253 P832 L302 P355&356/92 APT D-27 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

#### Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS CRYSTAL RVR D |          |       | 1 Units     | 350000.00000 | 100        | 100   |              | 350,000 |
|                          | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 82,052     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 96,671

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 183,675

2026 Est. T.C.V. 006-840-027-00 = 533,675

Est. TCV/Total Floor Area = 591.66

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 241,000       | 241,000    | 241,000 | 104,014      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,800     | 0       | 0            | 2,808          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 266,800       | 266,800    | 266,800 | 106,822      | 106,822        | 0       |  |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-840-028-00   | 2026 Est. T.C.V.    | DONESON STUART L & SUSAN G |
| Property Class: 407 |                     | 28 WILDERNESS              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L314 P824&825/90 APT D-28 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| WILDERNESS CRYSTAL RVR D |          |             | 1 Units | 350000.00000 | 100          |       |        | 350,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 829 SF Floor Area = 1406 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 829  |          |            |
| 1 Story   | Siding   | Overhang    | 162  |          |            |
|           |          | Total:      |      | 167,938  | 117,565    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 198,821 | 139,184 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 264,450

2026 Est. T.C.V. 006-840-028-00 = 614,450

Est. TCV/Total Floor Area = 437.02, Most recent sale 08/24/1990 for 112,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 279,300       | 279,300    | 279,300 | 107,862      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,900     | 0       | 0            | 2,912          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 307,200       | 307,200    | 307,200 | 110,774      | 110,774        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-029-00   | 2026 Est. T.C.V.    | HAYS DENNIS P TRUST  |
| Property Class: 407 |                     | 29 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L375 P517/93 APT E-29 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR E |          |       | 1 Units     | 350000.00000 | 100  | 100   |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 829 SF Floor Area = 1406 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 829    |          |            |
| 1 Story   | Siding   | Overhang    | 162    |          |            |
|           |          |             | Total: | 167,938  | 117,565    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

##### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 7,000 |
|----------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 198,822 | 139,185 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 264,452

2026 Est. T.C.V. 006-840-029-00 = 614,452

Est. TCV/Total Floor Area = 437.02, Most recent sale 11/17/1993 for 125,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 279,300                 | 279,300 | 279,300   | 107,862        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 27,900  | 0         | 2,912          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 307,200                 | 307,200 | 307,200   | 110,774        | 110,774     | 110,774 |

|                     |                     |                          |
|---------------------|---------------------|--------------------------|
| 45-006-840-030-00   | 2026 Est. T.C.V.    | MAKE GARY T & PATRICIA R |
| Property Class: 407 |                     | 30 WILDERNESS            |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L266 P77 L443 P955/97 APT E-30 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14  
& 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|-------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYST 1102SQ |          |       | 1 Units     | 350000.00000 | 100  | 100   |                         | 350,000 |
|                         | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 672 SF Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 672    |          |            |
|           |          |             | Total: | 129,037  | 96,768     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,817 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,882 112,400

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 213,560

2026 Est. T.C.V. 006-840-030-00 = 563,560

Est. TCV/Total Floor Area = 559.09, Most recent sale 04/04/1997 for 142,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 254,800       | 254,800    | 254,800 | 117,818      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,000     | 0       | 0            | 3,181          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 281,800       | 281,800    | 281,800 | 120,999      | 120,999        | 0       |  |



|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-840-031-00   | 2026 Est. T.C.V.    | BECKER JOHN & JULIE TRUST |
| Property Class: 407 |                     | 31 WILDERNESS             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L395 P659 L446 P761/97 APT E-31 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS  
14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| WILDERNESS CRYSTAL RVR E |          |       | 1 Units     | 350000 | 0.00000    | 100   |              | 350,000 |
|                          | 0.00     |       | Total Acres |        | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 504 SF Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 504    |          |            |
|         |          |             | Total: | 134,389  | 94,081     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

#### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

#### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

#### Lump Sum Items

|          |  |        |       |
|----------|--|--------|-------|
| END UNIT |  | 10,000 | 7,000 |
|----------|--|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 165,235 | 115,674 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31(NOLOFT),35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 219,781

2026 Est. T.C.V. 006-840-031-00 = 569,781

Est. TCV/Total Floor Area = 565.26, Most recent sale 02/08/2024 for 560,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 258,000       | 258,000    | 258,000 | 258,000      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 26,900     | 0       | 0            | 6,966          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 284,900       | 284,900    | 284,900 | 264,966      | 264,966        | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-840-032-00   | 2026 Est. T.C.V.    | HAMILTON DEBORAH ANNE |
| Property Class: 407 |                     | 32 WILDERNESS         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L242 P123/83 APT E-32 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23  
T29N R14W. , 2ND AMD 2023005220

# Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS CRYSTAL RVR E |          |       | 1 Units     | 350000.00000 | 100        |       |              | 350,000 |
|                          | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 83,210     |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,030 |
| 3 Fixture Bath     | 1 | 4,567 | 3,243 |

### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,747 |
|--------------|----|-------|-------|

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,061 |
| Public Sewer | 1 | 1,494 | 1,061 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,965 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,721 |
|------------------|---|-------|-------|

### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 98,038

Notes: 4, 5, 11, 12, 18, 19, 25, 26, 27, 32, 33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 186,272

2026 Est. T.C.V. 006-840-032-00 = 536,272

Est. TCV/Total Floor Area = 594.54

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 242,200                 | 242,200 | 242,200   | 87,313         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 25,900  | 0         | 2,357          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 268,100                 | 268,100 | 268,100   | 89,670         | 89,670      | 0       |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-840-033-00   | 2026 Est. T.C.V.    | KALEE BRUCE R & BECKY J |
| Property Class: 407 |                     | 33 WILDERNESS           |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L269 P426/86 L310 P253/90 APT E-33 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS CRYSTAL RVR E |          |       | 1 Units     | 350000.00000 | 100        | 100   |              | 350,000 |
|                          | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 82,052     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 96,671

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 183,675

2026 Est. T.C.V. 006-840-033-00 = 533,675

Est. TCV/Total Floor Area = 591.66, Most recent sale 04/17/1990 for 80,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 241,000       | 241,000    | 241,000 | 87,313       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,800     | 0       | 0            | 2,357          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 266,800       | 266,800    | 266,800 | 89,670       | 89,670         | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-840-034-00   | 2026 Est. T.C.V.    | SLAZINSKI CONSTANCE A |
| Property Class: 407 |                     | 34 WILDERNESS         |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L261 P987 L286 P665 L330 P566 L393 P306&307/94 APT E-34 WILDERNESS CONDOMINIUM  
 REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR E |          |       | 1 Units     | 350000.00000 | 100  |       |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 601 SF Floor Area = 902 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 83,210     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,030 |
| 3 Fixture Bath     | 1 | 4,567 | 3,243 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,747 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,061 |
| Public Sewer | 1 | 1,494 | 1,061 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,965 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,721 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 98,038

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 186,272

2026 Est. T.C.V. 006-840-034-00 = 536,272

Est. TCV/Total Floor Area = 594.54, Most recent sale 09/23/1994 for 106,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 242,200       | 242,200    | 242,200 | 87,313       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 25,900     | 0       | 0            | 2,357          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 268,100       | 268,100    | 268,100 | 89,670       | 89,670         | 0       |

|                     |                     |                                |
|---------------------|---------------------|--------------------------------|
| 45-006-840-035-00   | 2026 Est. T.C.V.    | DDP PROPERTIES OF MICHIGAN LLC |
| Property Class: 407 |                     | 35 WILDERNESS                  |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L353 P37/92 APT E-35 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N  
R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| WILDERNESS CRYSTAL RVR E |          |             | 1 Units | 350000.00000 | 100          | 100   |        | 350,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 829 SF Floor Area = 1406 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 829  |          |            |
| 1 Story   | Siding   | Overhang    | 162  |          |            |
|           |          | Total:      |      | 167,938  | 117,565    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 198,821 | 139,184 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 264,450

2026 Est. T.C.V. 006-840-035-00 = 614,450

Est. TCV/Total Floor Area = 437.02, Most recent sale 07/14/2017 for 312,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 279,300       | 279,300    | 279,300 | 192,563      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,900     | 0       | 0            | 5,199          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 307,200       | 307,200    | 307,200 | 197,762      | 197,762        | 0       |  |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-840-036-00   | 2026 Est. T.C.V.    | DONOHUE DEBBIE W TRUST |
| Property Class: 407 |                     | 36 WILDERNESS          |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L257 P501 L302 P487 L392 P297/94 L505 P209/99 APT F-36 WILDERNESS CONDOMINIUM  
 REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| WILDERNESS CRYSTAL RVR E |          |             | 1 Units | 350000.00000 | 100          | 100   |        | 350,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
 Ground Area = 829 SF Floor Area = 1406 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 829  |          |            |
| 1 Story   | Siding   | Overhang    | 162  |          |            |
|           |          | Total:      |      | 167,938  | 117,565    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 198,821 | 139,184 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 264,450

2026 Est. T.C.V. 006-840-036-00 = 614,450

Est. TCV/Total Floor Area = 437.02, Most recent sale 09/08/2023 for 519,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 279,300       | 279,300    | 279,300 | 261,358      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 27,900     | 0       | 0            | 7,056          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 307,200       | 307,200    | 307,200 | 268,414      | 268,414        | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-037-00   | 2026 Est. T.C.V.    | YARJANIAN DARON      |
| Property Class: 407 |                     | 37 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L296 P334 L317 P985 L373 P753/93 APT F-37 WILDERNESS CONDOMINIUM REC IN L168  
 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR F |          |       | 1 Units     | 350000.00000 | 100  | 100   |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 451 SF Floor Area = 902 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 451    |          |            |
|         |          |             | Total: | 122,675  | 85,876     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 143,558 100,495

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 190,941

2026 Est. T.C.V. 006-840-037-00 = 540,941

Est. TCV/Total Floor Area = 599.71, Most recent sale 01/03/2012 for 195,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 244,400       | 244,400    | 244,400 | 124,258      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 26,100     | 0       | 0            | 3,354          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 270,500       | 270,500    | 270,500 | 127,612      | 127,612        | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-840-038-00   | 2026 Est. T.C.V.    | COOK JANET K TRUST   |
| Property Class: 407 |                     | 38 WILDERNESS        |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DC L829 P613/04 L874 P310/05 APT F-38 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

#### Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR F |          |       | 1 Units     | 350000.00000 | 100  | 100   |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 87,899     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,846 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 103,560

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 196,764

2026 Est. T.C.V. 006-840-038-00 = 546,764

Est. TCV/Total Floor Area = 606.17, Most recent sale 09/30/2005 for 390,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 247,100       | 247,100    | 247,100 | 128,133      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,300     | 0       | 0            | 3,459          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 273,400       | 273,400    | 273,400 | 131,592      | 131,592        | 0       |  |



|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-840-039-00   | 2026 Est. T.C.V.    | BORES GEOFF & MARY-KATHERINE |
| Property Class: 407 |                     | 39 WILDERNESS                |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L279 P821/87 L306 P753/90 APT F-39 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth  | Rate    | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------|---------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR F |          |       | 1 Units     | 350000 | 0.00000 | 100   |                         | 350,000 |
|                          | 0.00     |       | Total Acres |        |         |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 82,052     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 96,671

Notes: 4, 5, 11, 12, 18, 19, 25, 26, 27, 32, 33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 183,675

2026 Est. T.C.V. 006-840-039-00 = 533,675

Est. TCV/Total Floor Area = 591.66, Most recent sale 08/08/2022 for 405,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 241,000       | 241,000    | 241,000 | 212,695      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 25,800     | 0       | 0            | 5,742          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 266,800       | 266,800    | 266,800 | 218,437      | 218,437        | 0       |  |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-840-040-00   | 2026 Est. T.C.V.    | MCCALDEN MICHAEL P & DONNA M |
| Property Class: 407 |                     | 40 WILDERNESS                |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L259 P128/85 L314 P751/90 APT F-40 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR F |          |       | 1 Units     | 350000.00000 | 100  | 100   |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 87,899     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,846 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 103,560

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 196,764

2026 Est. T.C.V. 006-840-040-00 = 546,764

Est. TCV/Total Floor Area = 606.17, Most recent sale 08/21/1990 for 85,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 247,100       | 247,100    | 247,100 | 87,313       | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 26,300     | 0       | 0            | 2,357          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 273,400       | 273,400    | 273,400 | 89,670       | 89,670         | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-840-041-00   | 2026 Est. T.C.V.    | DYKSTRA BRIAN W & JENNIFER |
| Property Class: 407 |                     | 41 WILDERNESS              |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L281 P204/87 L292 P287/88 APT F-41 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate | %Adj. | Reason                  | Value   |
|--------------------------|----------|-------|-------------|--------------|------|-------|-------------------------|---------|
| WILDERNESS CRYSTAL RVR F |          |       | 1 Units     | 350000.00000 | 100  | 100   |                         | 350,000 |
|                          | 0.00     |       | Total Acres |              |      |       | Total Est. Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 601 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 87,899     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,846 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 103,560

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 196,764

2026 Est. T.C.V. 006-840-041-00 = 546,764

Est. TCV/Total Floor Area = 606.17, Most recent sale 03/04/2015 for 250,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 247,100       | 247,100    | 247,100 | 148,461      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,300     | 0       | 0            | 4,008          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 273,400       | 273,400    | 273,400 | 152,469      | 152,469        | 0       |  |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-840-042-00   | 2026 Est. T.C.V.    | GINSBURG ANDREA W TRUST 7/21/99 |
| Property Class: 407 |                     | 42 WILDERNESS                   |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L232 P972 L381 P214/94 L773 P606/03 L934 P761-2 APT F-42 WILDERNESS CONDOMINIUM  
 REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS CRYST 1102SQ |          |       | 1 Units     | 350000.00000 | 100        | 100   |              | 350,000 |
|                         | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 671 SF Floor Area = 1006 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 671    |          |            |
|           |          |             | Total: | 128,923  | 90,255     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

#### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

#### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,768 104,847

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 199,209

2026 Est. T.C.V. 006-840-042-00 = 549,209

Est. TCV/Total Floor Area = 545.93, Most recent sale 10/31/2003 for 359,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 248,100       | 248,100    | 248,100 | 161,390      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,500     | 0       | 0            | 4,357          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 274,600       | 274,600    | 274,600 | 165,747      | 165,747        | 0       |  |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-840-043-00   | 2026 Est. T.C.V.    | LEE KIM G & CHOU BELINDA S TRUST |
| Property Class: 407 |                     | 43 WILDERNESS                    |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

L260 P143/86 L341 P183-185/92 L768 P103&105/03 APT F-43 WILDERNESS CONDOMINIUM  
 REC IN L168 P32-81 UND 50% INT - DONALD K SPENCER TRUST UND 50% INT - MARYLU  
 SPENCER TRUST SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

#### Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description             | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| WILDERNESS CRYST 1102SQ |          |             | 1     | Units | 350000     | 0.00000 | 100          | 350,000 |
|                         | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 671 SF Floor Area = 1006 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 671    |          |            |
|           |          |             | Total: | 128,923  | 90,255     |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 93 | 2,423 | 1,696 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 149,768 104,847

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 199,209

2026 Est. T.C.V. 006-840-043-00 = 549,209

Est. TCV/Total Floor Area = 545.93, Most recent sale 12/02/2010 for 320,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 248,100       | 248,100    | 248,100 | 161,390      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,500     | 0       | 0            | 4,357          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 274,600       | 274,600    | 274,600 | 165,747      | 165,747        | 0       |  |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-840-044-00   | 2026 Est. T.C.V.    | MCKENNA TIMOTHY & CATHERINE & |
| Property Class: 407 |                     | 44 WILDERNESS                 |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L567 P277/01 L874 P419/05 L877 P989/05 APT F-44 WILDERNESS CONDOMINIUM REC IN  
 L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth | Front       | Depth        | Rate       | %Adj. | Reason       | Value   |
|--------------------------|----------|-------|-------------|--------------|------------|-------|--------------|---------|
| WILDERNESS CRYSTAL RVR F |          |       | 1 Units     | 350000.00000 | 100        | 100   |              | 350,000 |
|                          | 0.00     |       | Total Acres |              | Total Est. |       | Land Value = | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 601 SF Floor Area = 902 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 601    |          |            |
|           |          |             | Total: | 117,209  | 87,899     |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,088 |
| 3 Fixture Bath     | 1 | 4,567 | 3,425 |

Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,846 |
|--------------|----|-------|-------|

Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,120 |
| Public Sewer | 1 | 1,494 | 1,120 |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,075 |
|------------------|---|-------|-------|

Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,987 |
|------------------|---|-------|-------|

Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

Totals: 138,092 103,560

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 196,764

2026 Est. T.C.V. 006-840-044-00 = 546,764

Est. TCV/Total Floor Area = 606.17

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 247,100       | 247,100    | 247,100 | 87,313       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 26,300     | 0       | 0            | 2,357          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 273,400       | 273,400    | 273,400 | 89,670       | 89,670         | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-840-045-00   | 2026 Est. T.C.V.    | MCLEOD PETER K & JUDITH V |
| Property Class: 407 |                     | 45 WILDERNESS             |
| Map #: 38           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L219 P129/80 L308 P134/90 APT F-45 WILDERNESS CONDOMINIUM REC IN L168 P32-81  
SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

\* Factors \*

| Description              | Frontage | Depth       | Front   | Depth        | Rate         | %Adj. | Reason | Value   |
|--------------------------|----------|-------------|---------|--------------|--------------|-------|--------|---------|
| WILDERNESS CRYSTAL RVR F |          |             | 1 Units | 350000.00000 | 100          | 100   |        | 350,000 |
|                          | 0.00     | Total Acres |         | Total Est.   | Land Value = |       |        | 350,000 |

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973  
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard  
Ground Area = 829 SF Floor Area = 1406 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

#### Building Areas

| Stories   | Exterior | Foundation  | Size | Cost New | Depr. Cost |
|-----------|----------|-------------|------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 829  |          |            |
| 1 Story   | Siding   | Overhang    | 162  |          |            |
|           |          | Total:      |      | 167,938  | 117,565    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
| 3 Fixture Bath     | 1 | 4,567 | 3,197 |

##### Deck

|              |    |       |       |
|--------------|----|-------|-------|
| Treated Wood | 96 | 2,461 | 1,723 |
|--------------|----|-------|-------|

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,494 | 1,046 |
| Public Sewer | 1 | 1,494 | 1,046 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 6,649 | 4,654 |
|------------------|---|-------|-------|

##### Unit-in-Place Cost Items

|   |   |   |
|---|---|---|
| 1 | 0 | 0 |
|---|---|---|

##### Lump Sum Items

|          |        |       |
|----------|--------|-------|
| END UNIT | 10,000 | 7,000 |
|----------|--------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 198,821 | 139,184 |
|---------|---------|---------|

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 264,450

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-840-045-00 | = | 614,450 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 437.02

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 279,300                 | 279,300 | 279,300   | 107,862        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 27,900  | 0         | 2,912          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 307,200                 | 307,200 | 307,200   | 110,774        | 110,774     | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-860-000-00   | 2026 Est. T.C.V.    | WOODSTONE CONDOMINIUM |
| Property Class: 403 |                     | COMMON AREAS          |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                     |

GENERAL COMMON AREAS WOODSTONE CONDOMINIUM REC L1339P695 10TH AMEND L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493 SEC 27 T29N R14W 2008 -SEE 006-860-000-00 2023005547 11TH  
AMEND

# Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

\* Factors \*

| Description | Frontage | Depth | Front              | Depth | Rate                    | %Adj. | Reason | Value |
|-------------|----------|-------|--------------------|-------|-------------------------|-------|--------|-------|
|             |          |       | 100.33 Acres       |       | 0                       | 100   |        | 0     |
|             |          |       | 100.33 Total Acres |       | Total Est. Land Value = |       |        | 0     |

|                                 |   |   |
|---------------------------------|---|---|
| 2026 Est. T.C.V. 006-860-000-00 | = | 0 |
|---------------------------------|---|---|

Est. TCV/Total Floor Area = 0.00

|                         |      |        |              |                |         |  |
|-------------------------|------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR | S.E.V. | Base for Cap | IRM            |         |  |
| 0                       | 0    | 0      | 0            | 2.70           |         |  |
| 2026 New Eq. Adjustment |      | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |
| 2026 Assessed           | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                       | 0    | 0      | 0            | 0              | 0       |  |



|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-001-00     | 2026 Est. T.C.V.    | MILLER LOUIS         |
| Property Class: 401   |                     | 1 PINE TRACE         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L830 P878/04 L910 P678/06 L945 P404/07 UNIT 1 WOODSTONE CONDOMINIUM REC IN L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N  
R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100   |              | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool  
Ground Area = 1951 SF Floor Area = 2715 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,951 |          |            |
| 1 Story    | Siding   | Overhang   | 276   |          |            |
|            |          | Total:     |       | 472,937  | 401,995    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |
| Separate Shower    | 1 | 2,720 | 2,312 |
| Ceramic Tile Floor | 1 | 1,561 | 1,327 |
| Ceramic Tile Wains | 1 | 2,726 | 2,317 |
| Ceramic Tub Alcove | 1 | 906   | 770   |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 251 | 12,937 | 10,996 |
| WCP (1 Story) | 320 | 15,072 | 12,811 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 552 | 36,222 | 30,789 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 7,221 |
| Direct-Vented Gas | 1 | 4,399 | 3,739 |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 576,740 490,229

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,078,504

2026 Est. T.C.V. 006-860-001-00 = 1,178,504  
Est. TCV/Total Floor Area = 434.07, Most recent sale 11/01/2023 for 885,000

Parcel Number: 45-006-860-001-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 493,600  | 493,600        | 493,600 | 442,195      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 95,700         | 0       | 0            | 11,939         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 589,300  | 589,300        | 589,300 | 454,134      | 454,134        | 0       |

|                       |                     |                       |
|-----------------------|---------------------|-----------------------|
| 45-006-860-002-00     | 2026 Est. T.C.V.    | VAN NORT FAMILY TRUST |
| Property Class: 401   |                     | 2 PINE TRACE          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

L609 P952/01 L769 P27&28 L769 P29/03 L876 P457/05 L910 P678/06 UNIT 2 WOODSTONE  
 CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD  
 AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND  
 L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100          |        | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2017 SF Floor Area = 2808 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,017 |          |            |
| 1 Story    | Siding   | Overhang   | 287   |          |            |
|            |          | Total:     |       | 476,452  | 404,982    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1597 | 43,662 | 37,113 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |
| Separate Shower    | 1 | 2,720  | 2,312  |

#### Water/Sewer

|                     |   |        |       |
|---------------------|---|--------|-------|
| 2000 Gal Septic     | 1 | 10,880 | 9,248 |
| Water Well, 50 Feet | 1 | 3,418  | 2,905 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 224 | 12,089 | 10,276 |
| WPP           | 300 | 7,029  | 5,975  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 575 | 37,283 | 31,691 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 2 | 8,798 | 7,478 |
|-------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 619,484 526,561

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,158,434

2026 Est. T.C.V. 006-860-002-00 = 1,258,434

Est. TCV/Total Floor Area = 448.16, Most recent sale 09/29/2008 for 560,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 528,500       | 528,500 | 528,500 | 338,398      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-860-002-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 100,700 | 0       | 0       | 9,136       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 629,200       | 629,200 | 629,200 | 347,534 | 347,534     | 347,534 |

|                       |                     |                               |
|-----------------------|---------------------|-------------------------------|
| 45-006-860-003-00     | 2026 Est. T.C.V.    | ROBINSON JON R & JULIANNE K B |
| Property Class: 401   |                     | 3 PINE TRACE                  |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L854 P538/05 L905 P892/06 UNIT 3 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W.  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------------|-------------|-------------------------|-------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units     | 100000.00000            | 100   |        | 100,000 |
|                            | 0.00     | Total Acres |             | Total Est. Land Value = |       |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1949 SF Floor Area = 2933 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,949 |          |            |
| 1 Story    | Siding   | Overhang   | 497   |          |            |
|            |          | Total:     |       | 485,539  | 412,708    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 750 | 20,505 | 17,429 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888  | 3,305  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 270 | 13,454 | 11,436 |
| WCP (1 Story)  | 321 | 15,119 | 12,851 |
| WSEP (1 Story) | 122 | 9,693  | 8,239  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 540 | 35,656 | 30,308 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 602,619 512,228

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,126,902

2026 Est. T.C.V. 006-860-003-00 = 1,226,902

Est. TCV/Total Floor Area = 418.31, Most recent sale 06/23/2006 for 123,000

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 513,900       | 513,900 | 513,900 | 342,861      | 2.70 |

| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-860-003-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 99,600  | 0       | 0       | 9,257       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 613,500       | 613,500 | 613,500 | 352,118 | 352,118     | 0       |

|                       |                     |                               |
|-----------------------|---------------------|-------------------------------|
| 45-006-860-004-00     | 2026 Est. T.C.V.    | ROBINSON JON R & JULIANNE K B |
| Property Class: 402   |                     | 4 PINE TRACE                  |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L659 P188/02 L659 P631/02 L659 P189/02 UNIT 4 WOODSTONE CONDOMINIUM REC IN L599  
 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
 AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N  
 R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1           | Units | 1000000.00000           | 100   |        | 100,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 100,000 |

2026 Est. T.C.V. 006-860-004-00 = 100,000

Est. TCV/Total Floor Area = 34.09, Most recent sale 02/28/2014 for 106,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 50,000                  | 50,000 | 50,000    | 29,353         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 792            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000    | 30,145         | 30,145      | 0       |  |

|                       |                     |                            |
|-----------------------|---------------------|----------------------------|
| 45-006-860-005-00     | 2026 Est. T.C.V.    | ICHORD FAMILY LIVING TRUST |
| Property Class: 401   |                     | 5 PINE TRACE               |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L609 P349/01 L617 P919/01 L658 P629&630 L658 P631/02 UNIT 5 WOODSTONE  
 CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD  
 AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND  
 L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100          |        | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1831 SF Floor Area = 2531 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,831 |          |            |
| 1 Story    | Siding   | Overhang   | 242   |          |            |
|            |          | Total:     |       | 444,973  | 355,979    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 791 | 21,626 | 17,301 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 104 | 8,513  | 6,810 |
| WCP (1 Story)  | 224 | 12,089 | 9,671 |
| WPP            | 270 | 6,931  | 5,545 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 33,004 | 26,403 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 556,612 445,291

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 979,640

2026 Est. T.C.V. 006-860-005-00 = 1,079,640

Est. TCV/Total Floor Area = 426.57, Most recent sale 09/21/2018 for 570,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 453,400       | 453,400 | 453,400 | 303,291      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|



Parcel Number: 45-006-860-005-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 86,400  | 0       | 0       | 8,188       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 539,800       | 539,800 | 539,800 | 311,479 | 311,479     | 0       |

|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-006-00     | 2026 Est. T.C.V.    | MERRITT ROBERT S & CYNTHIA L |
| Property Class: 401   |                     | 6 PINE TRACE                 |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L609 P349/01 L617 P919/01 L672 P540-542/02 L821 P839&841/04 L901 P958/06 UNIT 6  
 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672  
 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W.  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100          |        | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1775 SF Floor Area = 2460 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,775 |          |            |
| 1 Story    | Siding   | Overhang   | 241   |          |            |
|            |          | Total:     |       | 443,220  | 354,576    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1775 | 48,529 | 38,823 |
| Basement, Outside Entrance, Below Grade | 2    | 7,777  | 6,222  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 91  | 7,667  | 6,134 |
| WCP (1 Story)  | 180 | 10,438 | 8,350 |
| WPP            | 261 | 6,875  | 5,500 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 483 | 32,955 | 26,364 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 586,937 469,551

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,033,012

2026 Est. T.C.V. 006-860-006-00 = 1,133,012

Est. TCV/Total Floor Area = 460.57, Most recent sale 05/10/2019 for 565,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-860-006-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 476,500  | 476,500        | 476,500 | 318,832   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 90,000         | 0       | 0         | 8,608          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 566,500  | 566,500        | 566,500 | 327,440   | 327,440        | 327,440 |

|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-007-00     | 2026 Est. T.C.V.    | KLEIN STEVEN C & SHIRA B |
| Property Class: 401   |                     | 7 PINE TRACE             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L603 P256/01 L603 P257/01 L760 P196/03 UNIT 7 WOODSTONE CONDOMINIUM REC IN L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH  
AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100   |              | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool  
Ground Area = 2154 SF Floor Area = 2950 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,154 |          |            |
| 0.5 Story  | Siding   | Overhang   | 516   |          |            |
|            |          | Total:     |       | 506,217  | 440,411    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 2017 | 55,145 | 47,976 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,858 |
| 3 Fixture Bath     | 1 | 6,716 | 5,843 |
| 2 Fixture Bath     | 1 | 4,500 | 3,915 |

#### Porches

|                      |     |        |        |
|----------------------|-----|--------|--------|
| WCP (1 Story)        | 262 | 13,244 | 11,522 |
| Foundation: Basement | 262 | 7,656  | 6,661  |
| WPP                  | 374 | 8,748  | 7,611  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 565 | 36,827 | 32,039 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,666 |
| Door Opener         | 1   | 672    | 585    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,665 |
| Public Sewer | 1 | 1,914 | 1,665 |

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,190 |
| Raised Hearth  | 1 | 685   | 596   |

Totals: 646,977 562,871

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,238,316

2026 Est. T.C.V. 006-860-007-00 = 1,338,316

Est. TCV/Total Floor Area = 453.67, Most recent sale 08/29/2003 for 98,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 560,800                 | 560,800 | 560,800   | 364,230        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 108,400 | 0         | 9,834          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 669,200                 | 669,200 | 669,200   | 374,064        | 374,064     | 0       |  |

45-006-860-008-00                      2026 Est. T.C.V.                      KOCH MARK & ANN  
 Property Class: 401                      8 PINE TRACE  
 Map #: 31,36,39,40,52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L603 P581/01 L603 P582/01 L811 P203/04 L851 P528/05 UNIT 8 WOODSTONE CONDOMINIUM  
 REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768  
 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND  
 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1 Units     | 100000 | 0.00000    | 100   |              | 100,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                      Cls BC                      Blt 2004

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1848 SF      Floor Area = 3048 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,848 |          |            |
| 1 Story   | Siding   | Overhang   | 276   |          |            |
|           |          | Total:     |       | 485,743  | 388,595    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 112 | 13,834 | 11,067 |
| WCP (1 Story)  | 40  | 3,588  | 2,870  |
| WCP (1 Story)  | 238 | 12,545 | 10,036 |
| WPP            | 300 | 7,029  | 5,623  |
| WCP (1 Story)  | 40  | 3,588  | 2,870  |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 552 | 36,222 | 28,978 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

Totals:                      592,024                      473,620

### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV:                      1,041,964

2026 Est. T.C.V. 006-860-008-00                      =                      1,141,964

Est. TCV/Total Floor Area = 374.66, Most recent sale 04/26/2005 for 520,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 478,100                 | 478,100 | 478,100 | 317,616      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 92,900  | 0       | 0            | 8,575          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 571,000                 | 571,000 | 571,000 | 326,191      | 326,191        | 0       |  |



|                       |                     |                        |
|-----------------------|---------------------|------------------------|
| 45-006-860-009-00     | 2026 Est. T.C.V.    | PRYOR & SGAMBATI TRUST |
| Property Class: 401   |                     | 9 PINE TRACE           |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L603 P45/01 L603 P46/01 L852 P638/05 L934 P740/07 UNIT 9 WOODSTONE CONDOMINIUM  
 REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768  
 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND  
 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100   |              | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1834 SF Floor Area = 3027 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,834 |          |            |
| 1 Story   | Siding   | Overhang   | 276   |          |            |
|           |          | Total:     |       | 474,403  | 403,241    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 126 | 14,945 | 12,703 |
| WCP (1 Story)  | 238 | 12,545 | 10,663 |
| WCP (1 Story)  | 300 | 14,136 | 12,016 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 552 | 36,222 | 30,789 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

Totals: 581,726 494,467

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,087,827

2026 Est. T.C.V. 006-860-009-00 = 1,187,827

Est. TCV/Total Floor Area = 392.41, Most recent sale 03/20/2007 for 500,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 497,600                 | 497,600 | 497,600   | 329,710        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 96,300  | 0         | 8,902          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 593,900                 | 593,900 | 593,900   | 338,612        | 338,612     | 0       |

|                       |                     |                                 |
|-----------------------|---------------------|---------------------------------|
| 45-006-860-010-00     | 2026 Est. T.C.V.    | BROOKS BRIAN D & KELLLY D TRUST |
| Property Class: 401   |                     | 10 PINE TRACE                   |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

UNIT 10 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W.  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1           | Units | 100000     | 0.00000 | 100          | 100,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2026

(11) Heating System: No Heating/Cooling  
 Ground Area = 1088 SF Floor Area = 1088 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,088  |          |            |
|         |          |            | Total: | 211,826  | 209,708    |

#### Other Additions/Adjustments

Plumbing  
 3 Fixture Bath 1 -6,716 -6,649

Water/Sewer  
 Public Sewer 1 1,914 1,895  
 Water Well, 150 Feet 1 9,557 9,461

Totals: 216,581 214,415

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 471,712  
 10% Completed => Est. True Cash Value 2026 = 47,171

2026 Est. T.C.V. 006-860-010-00 = 147,171

Est. TCV/Total Floor Area = 135.27, Most recent sale 08/19/2024 for 99,000

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 50,000                  | 50,000 | 50,000 | 50,000       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 23,600                  | 0      | 0      | 23,600       | 0              | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 73,600                  | 73,600 | 73,600 | 74,950       | 73,600         | 0       |  |



|                       |                     |                                   |
|-----------------------|---------------------|-----------------------------------|
| 45-006-860-011-00     | 2026 Est. T.C.V.    | KARIBIAN ADAM JR & KIMBERLY TRUST |
| Property Class: 402   |                     | 11 PINE TRACE                     |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L603 P258/01 L603 P259/01 UNIT 11 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1           | Units | 100000                  | 0.00000 | 100    | 100,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 100,000 |

2026 Est. T.C.V. 006-860-011-00 = 100,000

Est. TCV/Total Floor Area = 91.91, Most recent sale 08/19/2024 for 103,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 50,000                  | 50,000 | 50,000    | 50,000         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 0              | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000    | 51,350         | 50,000      | 0       |  |

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-012-00     | 2026 Est. T.C.V.    | TOAL MICHAEL P & MARY V |
| Property Class: 401   |                     | 12 PINE TRACE           |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L723 P197/03 L724 P693/03 UNIT 12 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| <Site Value G>             |          |             |         |        | 0          | 100          |        | 0       |
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units | 100000 | 0.00000    | 100          |        | 100,000 |
|                            | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2140 SF Floor Area = 3055 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,140 |          |            |
| 1 Story    | Siding   | Overhang   | 380   |          |            |
|            |          | Total:     |       | 509,997  | 458,997    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 773 | 21,134 | 19,021 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 3 | 20,147 | 18,132 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 297 | 14,075 | 12,667 |
| WCP (1 Story) | 345 | 16,243 | 14,619 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 646 | 40,478 | 36,430 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,758 |
| Door Opener         | 1   | 672    | 605    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 633,289 | 569,959 |
|---------|---------|---------|

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,253,910

2026 Est. T.C.V. 006-860-012-00 = 1,353,910

Est. TCV/Total Floor Area = 443.18, Most recent sale 07/25/2008 for 129,200

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 566,600       | 566,600    | 566,600 | 367,637      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 110,400    | 0       | 0            | 9,926          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 677,000       | 677,000    | 677,000 | 377,563      | 377,563        | 377,563 |  |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-013-00     | 2026 Est. T.C.V.    | GLEASON ANDREW & GOTT-GLEASON JILL |
| Property Class: 402   |                     | 13 PINE TRACE                      |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L662 P963 L662 P964/02 L908 P676/06 UNIT 13 WOODSTONE CONDOMINIUM REC IN L599  
 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
 AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
 AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|----------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1 Units     |       | 1000000.00000           | 100   |        | 100,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 100,000 |

2026 Est. T.C.V. 006-860-013-00 = 100,000

Est. TCV/Total Floor Area = 32.73, Most recent sale 08/21/2023 for 110,000

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 50,000                  | 50,000 | 50,000 | 48,972       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 1,028          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000 | 50,294       | 50,000         | 0       |  |

|                       |                     |                                   |
|-----------------------|---------------------|-----------------------------------|
| 45-006-860-014-00     | 2026 Est. T.C.V.    | BARNES ROBERT C & MARYANN M TRUST |
| Property Class: 401   |                     | 14 PINE TRACE                     |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L776 P528/03 UNIT 14 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
Ground Area = 1837 SF Floor Area = 2516 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,837 |          |            |
| 1 Story    | Siding   | Overhang   | 220   |          |            |
|            |          | Total:     |       | 433,765  | 364,363    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1068 | 29,199 | 24,527 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,266  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,794  |
| 3 Fixture Bath     | 2 | 13,432 | 11,283 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 126 | 9,944  | 8,353  |
| WCP (1 Story)  | 247 | 12,819 | 10,768 |
| WPP            | 310 | 7,263  | 6,101  |

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 112 | 2,914 | 2,448 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 492 | 33,392 | 28,049 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,574 |
| Door Opener         | 1   | 672    | 564    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,608 |
| Public Sewer | 1 | 1,914 | 1,608 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,340 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 2 Story  | 1 | 8,495 | 7,136 |
| Direct-Vented Gas | 1 | 4,399 | 3,695 |

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 567,059 476,330

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,047,926

Parcel Number: 45-006-860-014-00

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2026 Est. T.C.V. 006-860-014-00 = 1,147,926  
 Est. TCV/Total Floor Area = 456.25, Most recent sale 02/16/2022 for 750,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 482,100       | 482,100 | 482,100 | 374,887      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 91,900         | 0    | 0         | 10,121         | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 574,000       | 574,000 | 574,000 | 385,008 | 385,008     | 385,008 |

|                       |                     |                                |
|-----------------------|---------------------|--------------------------------|
| 45-006-860-015-00     | 2026 Est. T.C.V.    | ANDERSSON PATRICK & STORM ERIN |
| Property Class: 401   |                     | 15 PINE TRACE                  |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L661 P808 L661 P809/02 UNIT 15 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2049 SF Floor Area = 2853 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,049 |          |            |
| 1 Story    | Siding   | Overhang    | 292   |          |            |
|            |          | Total:      |       | 435,076  | 430,725    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 223 | 12,055 | 11,934 |
|---------------|-----|--------|--------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 356 | 6,294 | 6,231 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 627 | 39,595 | 39,199 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,355 |
|-------------------|---|-------|-------|

Totals: 539,508 534,112

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,175,046

2026 Est. T.C.V. 006-860-015-00 = 1,275,046

Est. TCV/Total Floor Area = 446.91, Most recent sale 08/25/2023 for 95,850

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 267,100                 | 267,100 | 267,100   | 266,072        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 325,100                 | 45,300  | 0         | 325,100        | 7,183       | 0       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 637,500                 | 637,500 | 637,500   | 598,355        | 598,355     | 0       |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-016-00     | 2026 Est. T.C.V.    | GOLDMAN DEBORAH      |
| Property Class: 401   |                     | 16 PINE TRACE        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L604 P981 L604 P982/01 UNIT 16 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1891 SF Floor Area = 2700 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,891 |          |            |
| 1 Story    | Siding   | Overhang    | 336   |          |            |
|            |          | Total:      |       | 400,050  | 340,042    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 104 | 8,513  | 7,236  |
| WCP (1 Story)  | 224 | 12,089 | 10,276 |
| WPP            | 270 | 6,931  | 5,891  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 399 | 28,800 | 24,480 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,221 |
|------------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 479,143 407,273

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 896,001

2026 Est. T.C.V. 006-860-016-00 = 996,001

Est. TCV/Total Floor Area = 368.89, Most recent sale 09/28/2001 for 115,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 420,200                 | 420,200 | 420,200   | 280,042        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 77,800  | 0         | 7,561          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 498,000                 | 498,000 | 498,000   | 287,603        | 287,603     | 0       |





|                       |                     |                             |
|-----------------------|---------------------|-----------------------------|
| 45-006-860-017-00     | 2026 Est. T.C.V.    | MARKOU MARY & JOSHUA TRUSTS |
| Property Class: 402   |                     | 17 PINE TRACE               |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L604 P103/01 L604 P104/01 L817 P927/04 UNIT 17 WOODSTONE CONDOMINIUM REC IN L599  
 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
 AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
 AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1 Units     |       | 100000                  | 0.00000 | 100    | 100,000 |
|                            |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 100,000 |

2026 Est. T.C.V. 006-860-017-00 = 100,000

Est. TCV/Total Floor Area = 37.04, Most recent sale 08/08/2025 for 150,000

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 50,000                  | 50,000 | 50,000 | 39,783       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 10,217         | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000 | 40,857       | 50,000         | 0       |  |

|                       |                     |                        |
|-----------------------|---------------------|------------------------|
| 45-006-860-018-00     | 2026 Est. T.C.V.    | BAUMEL MICHAEL & MARIA |
| Property Class: 401   |                     | 1 DEER PARK            |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

UNIT 18 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|---------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1     | Units      | 140000.00    | 000   | 100    | 140,000 |
|                           | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1947 SF Floor Area = 2681 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,947 |          |            |
| 1 Story    | Siding   | Overhang   | 247   |          |            |
|            |          | Total:     |       | 469,047  | 464,356    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,486 |
| Water Well, 100 Feet | 1 | 6,514 | 6,449 |

### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 151 | 9,163 | 9,071 |
| WPP           | 282 | 6,988 | 6,918 |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 578 | 37,420 | 37,046 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

Totals: 556,325 550,762

### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,211,676  
 40% Completed => Est. True Cash Value 2026 = 484,671

2026 Est. T.C.V. 006-860-018-00 = 624,671

Est. TCV/Total Floor Area = 233.00, Most recent sale 03/01/2022 for 104,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 55,000                  | 55,000  | 55,000  | 27,063       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 242,300                 | 15,000  | 0       | 242,300      | 730            | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 312,300                 | 312,300 | 312,300 | 270,093      | 270,093        | 0       |  |

|                       |                     |                               |
|-----------------------|---------------------|-------------------------------|
| 45-006-860-019-00     | 2026 Est. T.C.V.    | MILLER SUSAN L TRUSTEE OF THE |
| Property Class: 401   |                     | 2 DEER PARK                   |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

L629 P653/02 L629 P654/02 UNIT 19 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|---------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1     | Units      | 140000.00000 | 100   |        | 140,000 |
|                           | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1925 SF Floor Area = 2406 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,925  |          |            |
|            |          |            | Total: | 438,198  | 394,379    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |
| 2 Fixture Bath     | 1 | 4,500  | 4,050  |

#### Porches

|                      |     |       |       |
|----------------------|-----|-------|-------|
| WCP (1 Story)        | 165 | 9,798 | 8,818 |
| Foundation: Basement | 165 | 4,917 | 4,425 |
| WPP                  | 260 | 6,869 | 6,182 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 539 | 35,606 | 32,045 |
| Door Opener | 1   | 672    | 605    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 4,080 |
|----------------|---|-------|-------|

Totals: 524,489 472,041

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,038,490

2026 Est. T.C.V. 006-860-019-00 = 1,178,490

Est. TCV/Total Floor Area = 489.81, Most recent sale 05/06/2010 for 104,500

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 481,400                 | 481,400 | 481,400 | 297,748      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 107,800 | 0       | 0            | 8,039          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 589,200                 | 589,200 | 589,200 | 305,787      | 305,787        | 305,787 |  |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-020-00     | 2026 Est. T.C.V.    | EBRIGHT TERRELL D & PATRICIA TRUST |
| Property Class: 402   |                     | 3 DEER PARK                        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

UNIT 20 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-020-00 = 140,000

Est. TCV/Total Floor Area = 58.19, Most recent sale 09/09/2013 for 87,900

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 27,063         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 730            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 27,793         | 27,793      | 0       |  |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-021-00     | 2026 Est. T.C.V.    | EBRIGHT TERRELL D & PATRICIA TRUST |
| Property Class: 401   |                     | 4 DEER PARK                        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L633 P214 L633 P215 L633 P216/02 L820 P522/04 L938 P264/07 UNIT 21 WOODSTONE  
 CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD  
 AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH  
 AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|------------|--------------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1           | Units | 140000     | 0.00000      | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. | Land Value = |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1546 SF Floor Area = 2256 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,546 |          |            |
| 1 Story    | Siding   | Overhang   | 323   |          |            |
|            |          | Total:     |       | 404,609  | 343,885    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1546 | 46,828 | 11,707 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,768 |
| 3 Fixture Bath     | 1 | 10,275 | 8,734 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| CCP (1 Story)  | 156 | 6,488  | 5,515  |
| WPP            | 233 | 7,465  | 6,345  |
| WSEP (1 Story) | 156 | 13,321 | 11,323 |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 647 | 47,988 | 40,790 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 5,433 | 4,618 |
|----------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 560,181 448,024

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 985,653

2026 Est. T.C.V. 006-860-021-00 = 1,125,653

Est. TCV/Total Floor Area = 498.96, Most recent sale 06/25/2008 for 0

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 462,900       | 462,900 | 462,900 | 320,277      | 2.70 |

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-860-021-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 99,900  | 0       | 0       | 8,647       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 562,800       | 562,800 | 562,800 | 328,924 | 328,924     | 0       |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-022-00     | 2026 Est. T.C.V.    | GIDEON LYNN M TRUST  |
| Property Class: 401   |                     | 5 DEER PARK          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L609 P349/01 L617 P919/01 L819 P120&121/04 L819 P122/04 UNIT 22 WOODSTONE  
 CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD  
 AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH  
 AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|------------|--------------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000    | 100          |        | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. | Land Value = |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1523 SF Floor Area = 1904 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,523  |          |            |
|            |          |            | Total: | 347,259  | 295,169    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WPP            | 252 | 6,809  | 5,788  |
| CGEP (1 Story) | 157 | 14,800 | 12,580 |
| WCP (1 Story)  | 152 | 9,208  | 7,827  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 589 | 37,926 | 32,237 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,853 |
|----------------|---|-------|-------|

Totals: 441,515 375,288

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 825,634

2026 Est. T.C.V. 006-860-022-00 = 965,634

Est. TCV/Total Floor Area = 507.16

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 394,200       | 394,200    | 394,200 | 266,437      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 88,600     | 0       | 0            | 7,193          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 482,800       | 482,800    | 482,800 | 273,630      | 273,630        | 0       |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-023-00     | 2026 Est. T.C.V.    | GIDEON LYNN M TRUST  |
| Property Class: 402   |                     | DEER PARK            |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 23 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-023-00 = 140,000

Est. TCV/Total Floor Area = 73.53, Most recent sale 08/23/2012 for 118,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 27,063         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 730            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 27,793         | 27,793      | 0       |  |



|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-024-00     | 2026 Est. T.C.V.    | MITZIGA KELLEY       |
| Property Class: 402   |                     | 7 DEER PARK          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 24 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-024-00 = 140,000

Est. TCV/Total Floor Area = 73.53, Most recent sale 08/21/2025 for 162,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 48,972         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 21,028         | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 50,294         | 70,000      | 0       |  |

|                       |                     |                           |
|-----------------------|---------------------|---------------------------|
| 45-006-860-025-00     | 2026 Est. T.C.V.    | MOORE JAMES C & DEBORAH B |
| Property Class: 401   |                     | 8 DEER PARK               |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L668 P766-767/02 L825 P994/04 L910 P981/06 UNIT 25 WOODSTONE CONDOMINIUM REC IN  
 L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768  
 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND  
 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000    | 100   |              | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1392 SF Floor Area = 2024 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.5 Story  | Siding   | Basement    | 1,136 |          |            |
| 1.25 Story | Siding   | Crawl Space | 256   |          |            |
|            |          | Total:      |       | 333,280  | 319,948    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1131 | 30,922 | 29,685 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,051  |
| 3 Fixture Bath     | 4 | 26,863 | 25,788 |
| 2 Fixture Bath     | 1 | 4,500  | 4,320  |

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,445 |
| Water Well, 100 Feet | 1 | 6,514  | 6,253  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 499 | 11,632 | 11,167 |
| WCP (1 Story) | 284 | 13,791 | 13,239 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 580 | 37,514 | 36,013 |
| Common Wall: 2 Wall | 1   | -6,121 | -5,876 |
| Door Opener         | 1   | 672    | 645    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,817 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Prefab 1 Story    | 1 | 3,667 | 3,520 |
| Direct-Vented Gas | 1 | 4,399 | 4,223 |

Totals: 484,625 465,238

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,023,524

2026 Est. T.C.V. 006-860-025-00 = 1,163,524

Est. TCV/Total Floor Area = 574.86, Most recent sale 08/11/2006 for 130,900

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 480,200                 | 480,200 | 480,200   | 319,025        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 101,600 | 0         | 8,613          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |

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|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 581,800 | 581,800 | 581,800 | 327,638 | 327,638 | 0 |
|---------|---------|---------|---------|---------|---|

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|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-026-00     | 2026 Est. T.C.V.    | DUNNE FAMILY TRUST   |
| Property Class: 401   |                     | 9 DEER PARK          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L623 P420/02 L623 P421/02 UNIT 26 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|---------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1     | Units      | 140000.00    | 000   | 100    | 140,000 |
|                           | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1499 SF Floor Area = 2248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,499  |          |            |
|           |          |             | Total: | 357,769  | 304,095    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,768 |
| 3 Fixture Bath     | 1 | 10,275 | 8,734 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 163 | 10,884 | 9,251  |
| WGP (1 Story) | 154 | 18,908 | 16,072 |
| WPP           | 240 | 7,553  | 6,420  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 41,591 | 35,352 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |
| Door Opener         | 1   | 752    | 639    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 6,707 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 473,397 402,377

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 885,229

2026 Est. T.C.V. 006-860-026-00 = 1,025,229

Est. TCV/Total Floor Area = 456.06, Most recent sale 08/16/2022 for 830,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 420,500       | 420,500    | 420,500 | 304,304      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 92,100     | 0       | 0            | 8,216          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 512,600       | 512,600    | 512,600 | 312,520      | 312,520        | 0       |



|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-027-00     | 2026 Est. T.C.V.    | DOWNS BRENT & ANCONA LYNETTE |
| Property Class: 402   |                     | 10 DEER PARK                 |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L915 P541/06 UNIT 27 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-027-00 = 140,000

Est. TCV/Total Floor Area = 62.28, Most recent sale 10/01/2024 for 134,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 55,000                  | 55,000 | 55,000    | 55,000         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 0              | 1,485       | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 56,485         | 56,485      | 0       |  |

|                       |                     |                                  |
|-----------------------|---------------------|----------------------------------|
| 45-006-860-028-00     | 2026 Est. T.C.V.    | WOODRUFF BRIAN E & AMY GALLAGHER |
| Property Class: 401   |                     | 11 DEER PARK                     |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

UNIT 28 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1 Units | 140000 | 0.00000    | 100          |        | 140,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1803 SF Floor Area = 2349 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,803 |          |            |
| 1 Story    | Siding   | Overhang   | 95    |          |            |
|            |          | Total:     |       | 413,712  | 372,340    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |
| 2 Fixture Bath     | 1 | 4,500  | 4,050  |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WPP           | 238 | 6,678  | 6,010 |
| WCP (1 Story) | 185 | 10,643 | 9,579 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 584 | 37,697 | 33,927 |
| Storage Over Garage | 292 | 5,157  | 4,641  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,758 |
| Door Opener         | 1   | 672    | 605    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 6,225 |
| Raised Hearth    | 1 | 685   | 616   |

##### Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 10 | 483 | 435 |
|--------------|----|-----|-----|

Totals: 507,452 456,705

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,004,751

2026 Est. T.C.V. 006-860-028-00 = 1,144,751

Est. TCV/Total Floor Area = 487.34, Most recent sale 08/29/2025 for 1,200,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |        |  |
|---------------|----------------|---------|--------------|----------------|--------|--|
| 459,200       | 459,200        | 459,200 | 407,348      | 2.70           |        |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |  |
| 0             | 113,200        | 0       | 0            | 165,052        | 0      |  |

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Parcel Number: 45-006-860-028-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 572,400       | 572,400 | 572,400 | 418,346 | 572,400     | 0       |



|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-029-00     | 2026 Est. T.C.V.    | QUARDERER JANELL & KEVIN |
| Property Class: 401   |                     | 12 DEER PARK             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L915 P540/06 UNIT 29 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1 Units | 140000 | 0.00000    | 100          |        | 140,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2026

(11) Heating System: Forced Heat & Cool  
Ground Area = 1905 SF Floor Area = 2640 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,905 |          |            |
| 1 Story    | Siding   | Overhang    | 259   |          |            |
|            |          | Total:      |       | 416,251  | 412,088    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
| 3 Fixture Bath     | 1 | 6,716 | 6,649 |
| 2 Fixture Bath     | 1 | 4,500 | 4,455 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 153 | 9,255 | 9,162 |
| WPP           | 286 | 7,001 | 6,931 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 37,331 | 36,958 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

Totals: 496,245 491,282

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,080,820  
20% Completed => Est. True Cash Value 2026 = 216,164

2026 Est. T.C.V. 006-860-029-00 = 356,164

Est. TCV/Total Floor Area = 134.91, Most recent sale 09/12/2024 for 125,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 55,000        | 55,000     | 55,000  | 55,000       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 108,100       | 15,000     | 0       | 108,100      | 1,485          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 178,100       | 178,100    | 178,100 | 164,585      | 164,585        | 0       |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-030-00     | 2026 Est. T.C.V.    | KLEIN DANIEL M       |
| Property Class: 402   |                     | 13 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L616 P715/01 L633 P28/02 L856 P846/05 UNIT 30 WOODSTONE CONDOMINIUM REC IN L599  
 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
 AMEND L832 P487-493 DANIEL M KLEIN AND PAUL J KLEIN AS JOINT TENANTS WITH FULL  
 RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
 AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000                 | 100   |        | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 140,000 |

2026 Est. T.C.V. 006-860-030-00 = 140,000

Est. TCV/Total Floor Area = 53.03, Most recent sale 06/01/2005 for 120,000

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 55,000                  | 55,000 | 55,000 | 27,063       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 15,000 | 0      | 0            | 730            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000 | 27,793       | 27,793         | 0       |  |

|                       |                     |                        |
|-----------------------|---------------------|------------------------|
| 45-006-860-031-00     | 2026 Est. T.C.V.    | LUNNE ELAINE & DOUGLAS |
| Property Class: 401   |                     | 14 DEER PARK           |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L603 P282/01 L603 P283/01 UNIT 31 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1     | Units | 140000     | 0.00000 | 100          | 140,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1458 SF Floor Area = 1822 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,458  |          |            |
|            |          |             | Total: | 304,828  | 259,076    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 195 | 12,443 | 10,577 |
| WPP           | 104 | 4,438  | 3,772  |
| WPP           | 232 | 7,454  | 6,336  |
| WPP           | 139 | 5,531  | 4,701  |

#### Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 462 | 35,403 | 30,093 |
| Common Wall: 1 Wall | 1   | -3,126 | -2,657 |
| Door Opener         | 1   | 752    | 639    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 7,891 | 6,707 |
|------------------|---|-------|-------|

Totals: 410,671 349,041

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 767,890

2026 Est. T.C.V. 006-860-031-00 = 907,890

Est. TCV/Total Floor Area = 498.29, Most recent sale 08/28/2014 for 430,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 373,800       | 373,800    | 373,800 | 269,665      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 80,100     | 0       | 0            | 7,280          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 453,900       | 453,900    | 453,900 | 276,945      | 276,945        | 0       |

|                       |                     |                           |
|-----------------------|---------------------|---------------------------|
| 45-006-860-032-00     | 2026 Est. T.C.V.    | RUPP JONATHAN B & HEIDI S |
| Property Class: 401   |                     | 15 DEER PARK              |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

UNIT 32 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-88/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1     | Units | 140000     | 0.00000      | 100    | 140,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1312 SF Floor Area = 1640 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,312  |          |            |
|            |          |            | Total: | 315,157  | 267,856    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1312 | 39,740 | 33,779 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 162 | 10,833 | 9,208  |
| WSEP (1 Story) | 154 | 13,181 | 11,204 |
| WPP            | 216 | 7,223  | 6,140  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 432 | 36,137 | 30,716 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |
| Door Opener         | 1   | 752    | 639    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,163 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 470,951 400,279

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 880,614

2026 Est. T.C.V. 006-860-032-00 = 1,020,614

Est. TCV/Total Floor Area = 622.33, Most recent sale 07/24/2020 for 565,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 420,300                 | 420,300 | 420,300   | 314,156        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 90,000  | 0         | 8,482          | 0      |

Parcel Number: 45-006-860-032-00

Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 510,300       | 510,300 | 510,300 | 322,638 | 322,638     | 0       |

---

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-033-00     | 2026 Est. T.C.V.    | WOLFE JAMES & HEATHER J |
| Property Class: 401   |                     | 38 DEER PARK            |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 33 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate   | %Adj.   | Reason                  | Value   |
|---------------------------|----------|-------|-------------|-------|--------|---------|-------------------------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000 | 0.00000 | 100                     | 140,000 |
|                           |          | 0.00  | Total Acres |       |        |         | Total Est. Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1771 SF Floor Area = 2489 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,771  |          |            |
| 1 Story    | Siding   | Overhang   | 275    |          |            |
|            |          |            | Total: | 426,533  | 405,206    |

#### Other Additions/Adjustments

|                 |     |        |        |
|-----------------|-----|--------|--------|
| Recreation Room | 652 | 17,826 | 16,935 |
|-----------------|-----|--------|--------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,029 |
| 3 Fixture Bath     | 1 | 6,716 | 6,380 |
| 2 Fixture Bath     | 1 | 4,500 | 4,275 |

#### Water/Sewer

|                     |   |        |        |
|---------------------|---|--------|--------|
| 2000 Gal Septic     | 1 | 10,880 | 10,336 |
| Water Well, 50 Feet | 1 | 3,418  | 3,247  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 158 | 9,485  | 9,011  |
| WCP (1 Story) | 240 | 12,607 | 11,977 |
| WPP           | 29  | 1,876  | 1,782  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 580 | 37,514 | 35,638 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,911 |
| Door Opener         | 1   | 672    | 638    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,484 |
|----------------|---|-------|-------|

Totals: 538,742 511,804

Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,125,969

2026 Est. T.C.V. 006-860-033-00 = 1,265,969

Est. TCV/Total Floor Area = 508.63, Most recent sale 08/27/2015 for 85,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 519,100                 | 519,100 | 519,100   | 341,335        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 113,900 | 0         | 9,216          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 633,000                 | 633,000 | 633,000   | 350,551        | 350,551     | 0       |



|                       |                     |                             |
|-----------------------|---------------------|-----------------------------|
| 45-006-860-034-00     | 2026 Est. T.C.V.    | GAIL JIM A & MELEND K TRUST |
| Property Class: 401   |                     | 39 DEER PARK                |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L617 P921/01 L620 P169/01 L641 P983/02 L641 P984/02 L825 P898/04 UNIT 34  
 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672  
 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1           | Units | 140000.00               | 000   | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1276 SF Floor Area = 1914 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,276  |          |            |
|           |          |            | Total: | 321,914  | 273,626    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 160 | 9,574 | 8,138 |
| WPP           | 272 | 6,941 | 5,900 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 440 | 30,862 | 26,233 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| Public Sewer        | 1 | 1,914 | 1,627 |
| Water Well, 50 Feet | 1 | 3,418 | 2,905 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,879 |
| Direct-Vented Gas | 1 | 4,399 | 3,739 |

Totals: 396,375 336,919

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 741,222

2026 Est. T.C.V. 006-860-034-00 = 881,222

Est. TCV/Total Floor Area = 460.41

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 360,600       | 360,600    | 360,600 | 243,930      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 80,000     | 0       | 0            | 6,586          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 440,600       | 440,600    | 440,600 | 250,516      | 250,516        | 0       |  |



|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-035-00     | 2026 Est. T.C.V.    | GROSS RAYMOND JR & LYNN |
| Property Class: 401   |                     | 40 DEER PARK            |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L603 P284/01 L603 P285/01 L864 P697/05 UNIT 35 WOODSTONE CONDOMINIUM REC IN L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1 Units | 140000 | 0.00000    | 100   |              | 140,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool  
Ground Area = 1551 SF Floor Area = 2326 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,551  |          |            |
|           |          |             | Total: | 344,446  | 279,003    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,730 |
| 3 Fixture Bath     | 1 | 6,716 | 5,440 |
| 2 Fixture Bath     | 1 | 4,500 | 3,645 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 184 | 10,602 | 8,588 |
| WSEP (1 Story) | 154 | 11,601 | 9,397 |
| WPP            | 242 | 6,718  | 5,442 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 552 | 36,222 | 29,340 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,482 |
| Door Opener         | 1   | 672    | 544    |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| Public Sewer        | 1 | 1,914 | 1,550 |
| Water Well, 50 Feet | 1 | 3,418 | 2,769 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,221 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 3,563 |
|-------------------|---|-------|-------|

Totals: 434,256 351,750

Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 773,850

2026 Est. T.C.V. 006-860-035-00 = 913,850

Est. TCV/Total Floor Area = 392.88, Most recent sale 06/24/2011 for 340,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 347,400                 | 347,400 | 347,400   | 235,178        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 109,500 | 0         | 6,349          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 456,900                 | 456,900 | 456,900   | 241,527        | 241,527     | 0       |

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-036-00     | 2026 Est. T.C.V.    | ZUBIK JOHN V & SANDRA J |
| Property Class: 401   |                     | 41 DEER PARK            |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

UNIT 36 WOODSTONE CONDOMINIUM REC IN L588 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate   | %Adj.   | Reason                  | Value   |
|---------------------------|----------|-------|-------------|-------|--------|---------|-------------------------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000 | 0.00000 | 100                     | 140,000 |
|                           | 0.00     |       | Total Acres |       |        |         | Total Est. Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2020

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2119 SF Floor Area = 2899 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,119  |          |            |
| 1 Story    | Siding   | Overhang   | 250    |          |            |
|            |          |            | Total: | 503,395  | 488,293    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1567 | 42,842 | 41,557 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,072  |
| 3 Fixture Bath     | 2 | 13,432 | 13,029 |
| 2 Fixture Bath     | 1 | 4,500  | 4,365  |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 125 | 4,764 | 4,621 |
|---------------|-----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 221 | 4,630 | 4,491 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 607 | 38,733 | 37,571 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,972 |
| Door Opener         | 2   | 1,343  | 1,303  |

#### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| Public Sewer        | 1 | 1,914 | 1,857 |
| Water Well, 50 Feet | 1 | 3,418 | 3,315 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,857 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,557 |
|----------------|---|-------|-------|

Totals: 625,686 606,916

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,335,215

2026 Est. T.C.V. 006-860-036-00 = 1,475,215

Est. TCV/Total Floor Area = 508.87, Most recent sale 10/05/2012 for 121,000

|               |            |         |              |                |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
| 606,000       | 606,000    | 606,000 | 397,460      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 131,600    | 0       | 0            | 10,731         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |

737,600

737,600

737,600

408,191

408,191

408,191

|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-037-00     | 2026 Est. T.C.V.    | BRANDSTADT TODD H & BONNIE A |
| Property Class: 402   |                     | 42 DEER PARK                 |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L604 P886 L604 P887/01 L832 P530/04 UNIT 37 WOODSTONE CONDOMINIUM REC IN L599  
 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L 768 P435-446/4TH  
 AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
 AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-037-00 = 140,000

Est. TCV/Total Floor Area = 48.29, Most recent sale 02/22/2024 for 139,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 55,000         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 1,485          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 56,485         | 56,485      | 0       |  |

|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-038-00     | 2026 Est. T.C.V.    | BRANDSTADT TODD H & BONNIE A |
| Property Class: 402   |                     | 43 DEER PARK                 |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

UNIT 38 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           | 0.00     |       | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-038-00 = 140,000

Est. TCV/Total Floor Area = 48.29, Most recent sale 03/18/2024 for 139,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 55,000                  | 55,000 | 55,000    | 55,000         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 0              | 1,485       | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 56,485         | 56,485      | 0       |  |

|                       |                     |                                 |
|-----------------------|---------------------|---------------------------------|
| 45-006-860-039-00     | 2026 Est. T.C.V.    | DUGAN DANIEL J & MARIANNE TRUST |
| Property Class: 401   |                     | 1 TWISTED OAK                   |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L608 P16/01 L608 P17/01 L912 P882/06 UNIT 39 WOODSTONE CONDOMINIUM REC IN L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS TWISTED OAK |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                        | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool  
Ground Area = 2042 SF Floor Area = 2661 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,042 |          |            |
| 1 Story | Siding   | Overhang    | 619   |          |            |
|         |          | Total:      |       | 410,877  | 406,768    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,486 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 109 | 7,038 | 6,968 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 351 | 6,234 | 6,172 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 582 | 37,609 | 37,233 |
| Common Wall: 2 Wall | 1   | -6,121 | -6,060 |
| Door Opener         | 1   | 672    | 665    |

Totals: 486,975 482,106

#### Notes:

ECF (H861 WOODSTONE TWISTED OAK) 2.200 => TCV: 1,060,633

2026 Est. T.C.V. 006-860-039-00 = 1,160,633

Est. TCV/Total Floor Area = 436.16, Most recent sale 09/15/2021 for 80,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 491,700                 | 491,700 | 491,700 | 412,041      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 88,600  | 0       | 0            | 11,125         | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 580,300                 | 580,300 | 580,300 | 423,166      | 423,166        | 423,166 |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-040-00     | 2026 Est. T.C.V.    | SJW TRUST            |
| Property Class: 401   |                     | 19 PINE TRACE        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L681 P876 L681 P877/02 UNIT 40 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2024

(11) Heating System: Forced Heat & Cool  
Ground Area = 1915 SF Floor Area = 2475 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,915 |          |            |
| 1 Story    | Siding   | Overhang    | 81    |          |            |
|            |          | Total:      |       | 399,176  | 395,184    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 125 | 9,881  | 9,782  |
| WPP            | 275 | 6,958  | 6,888  |
| WCP (1 Story)  | 220 | 11,953 | 11,833 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 556 | 36,412 | 36,048 |
| Storage Over Garage | 150 | 2,649  | 2,623  |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

Totals: 499,319 494,325

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,087,515

2026 Est. T.C.V. 006-860-040-00 = 1,187,515

Est. TCV/Total Floor Area = 479.80, Most recent sale 09/17/2021 for 99,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 499,800                 | 499,800 | 499,800   | 481,076        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 94,000  | 0         | 12,989         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 593,800                 | 593,800 | 593,800   | 494,065        | 494,065     | 0       |

45-006-860-041-00                      2026 Est. T.C.V.                      PARK SAMUEL S & RAINES MARY M  
 Property Class: 401                      21 PINE TRACE  
 Map #: 31,36,39,40,52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L687 P282 L687 P283/02 L906 P940/06 UNIT 41 WOODSTONE CONDOMINIUM REC L599  
 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
 AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
 AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1 Units     | 100000 | 0.00000    | 100   |              | 100,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                      Cls BC                      Blt 2007

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2011 SF      Floor Area = 3344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,011 |          |            |
| 0.5 Story | Siding   | Overhang   | 15    |          |            |
| 1 Story   | Siding   | Overhang   | 320   |          |            |
|           |          | Total:     |       | 528,521  | 449,241    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,816 |
| 3 Fixture Bath     | 1 | 6,716 | 5,709 |
| 2 Fixture Bath     | 1 | 4,500 | 3,825 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 231 | 12,322 | 10,474 |
| WSEP (1 Story) | 122 | 9,693  | 8,239  |
| WPP            | 703 | 14,404 | 12,243 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 641 | 40,248 | 34,211 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,117 |
|----------------|---|-------|-------|

Totals:                      627,619                      533,476

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV:                      1,173,647

2026 Est. T.C.V. 006-860-041-00                      =                      1,273,647

Est. TCV/Total Floor Area = 380.88, Most recent sale 10/26/2020 for 625,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 534,000                 | 534,000 | 534,000 | 354,016      | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 102,800 | 0       | 0            | 9,558          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 636,800                 | 636,800 | 636,800 | 363,574      | 363,574        | 0       |  |





|                       |                     |                                 |
|-----------------------|---------------------|---------------------------------|
| 45-006-860-042-00     | 2026 Est. T.C.V.    | WALTERS PAUL E & MARCIA R TRUST |
| Property Class: 401   |                     | 18 PINE TRACE                   |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

L919 P455/06 UNIT 42 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool  
Ground Area = 2053 SF Floor Area = 3084 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,053  |          |            |
| 0.5 Story | Siding   | Overhang   | 8      |          |            |
|           |          |            | Total: | 490,914  | 417,275    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 2061 | 56,348 | 28,174 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,305  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Porches

|                      |     |        |        |
|----------------------|-----|--------|--------|
| WGEP (1 Story)       | 116 | 14,166 | 12,041 |
| Foundation: Basement | 116 | 3,508  | 2,982  |
| WPP                  | 322 | 7,541  | 6,410  |
| WCP (1 Story)        | 249 | 12,878 | 10,946 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 554 | 36,315 | 30,868 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,117 |
|----------------|---|-------|-------|

Totals: 650,205 532,952

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,172,494

2026 Est. T.C.V. 006-860-042-00 = 1,272,494

Est. TCV/Total Floor Area = 412.61, Most recent sale 10/26/2006 for 123,000

|                         |         |           |                |        |  |
|-------------------------|---------|-----------|----------------|--------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |  |
| 533,300                 | 533,300 | 533,300   | 352,606        | 2.70   |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |  |
| 0                       | 102,900 | 0         | 9,520          | 0      |  |

Parcel Number: 45-006-860-042-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 636,200       | 636,200 | 636,200 | 362,126 | 362,126     | 362,126 |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-043-00     | 2026 Est. T.C.V.    | LUTHARD FEDERICK W & NANCY D TRUST |
| Property Class: 401   |                     | 23 PINE TRACE                      |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L811 P153/04 L872 P182/05 UNIT 43 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1978 SF Floor Area = 2748 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,978 |          |            |
| 1 Story    | Siding   | Overhang   | 276   |          |            |
|            |          | Total:     |       | 478,424  | 430,581    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1049 | 28,680 | 25,812 |
| Basement, Outside Entrance, Below Grade | 1    | 3,888  | 3,499  |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 3 | 20,147 | 18,132 |

#### Porches

|                      |     |        |        |
|----------------------|-----|--------|--------|
| WCP (1 Story)        | 243 | 12,699 | 11,429 |
| WPP                  | 322 | 7,541  | 6,787  |
| WGE (1 Story)        | 123 | 14,719 | 13,247 |
| Foundation: Basement | 123 | 3,711  | 3,340  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 639 | 40,155 | 36,139 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,758 |
| Door Opener         | 1   | 672    | 605    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

Totals: 621,179 559,059

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,229,930

2026 Est. T.C.V. 006-860-043-00 = 1,329,930

Est. TCV/Total Floor Area = 483.96, Most recent sale 11/17/2014 for 610,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM    |
|-------------------------|---------|-----------|----------------|--------|
| 557,200                 | 557,200 | 557,200   | 362,301        | 2.70   |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses |
| 0                       | 107,800 | 0         | 9,782          | 0      |

Parcel Number: 45-006-860-043-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 665,000       | 665,000 | 665,000 | 372,083 | 372,083     | 372,083 |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-044-00     | 2026 Est. T.C.V.    | BAUER FAMILY TRUST   |
| Property Class: 402   |                     | 24 PINE TRACE        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L841 P856/05 UNIT 44 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front   | Depth | Rate                    | %Adj.   | Reason | Value   |
|----------------------------|----------|-------------|---------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1 Units |       | 100000                  | 0.00000 | 100    | 100,000 |
|                            | 0.00     | Total Acres |         |       | Total Est. Land Value = |         |        | 100,000 |

2026 Est. T.C.V. 006-860-044-00 = 100,000

Est. TCV/Total Floor Area = 36.39, Most recent sale 02/05/2005 for 100,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 50,000                  | 50,000 | 50,000    | 29,353         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 792            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000    | 30,145         | 30,145      | 0       |  |

|                       |                     |                           |
|-----------------------|---------------------|---------------------------|
| 45-006-860-045-00     | 2026 Est. T.C.V.    | PADILLA DANIEL W & MARY J |
| Property Class: 401   |                     | 28 PINE TRACE             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

L717 P705/03 UNIT 45 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1924 SF Floor Area = 2654 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,924  |          |            |
| 0.5 Story  | Siding   | Overhang   | 15     |          |            |
| 1 Story    | Siding   | Overhang   | 241    |          |            |
|            |          |            | Total: | 464,386  | 371,509    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1924 | 52,602 | 42,082 |
|-----------------|------|--------|--------|

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 180 | 8,251 | 6,601 |
|--------------|-----|-------|-------|

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,110 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

#### Porches

|                      |     |        |        |
|----------------------|-----|--------|--------|
| WCP (1 Story)        | 245 | 12,760 | 10,208 |
| WPP                  | 270 | 6,931  | 5,545  |
| WSEP (1 Story)       | 126 | 9,944  | 7,955  |
| Foundation: Basement | 126 | 3,798  | 3,038  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 483 | 32,955 | 26,364 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 624,991 499,994

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,099,987

Parcel Number: 45-006-860-045-00

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2026 Est. T.C.V. 006-860-045-00 = 1,199,987  
 Est. TCV/Total Floor Area = 452.14, Most recent sale 03/07/2008 for 500,000

|               |         |         |              |      |  |
|---------------|---------|---------|--------------|------|--|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |  |
| 504,600       | 504,600 | 504,600 | 355,658      | 2.70 |  |

  

|      |     |                |      |           |                |        |
|------|-----|----------------|------|-----------|----------------|--------|
| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|      | 0   | 95,400         | 0    | 0         | 9,602          | 0      |

  

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 600,000       | 600,000 | 600,000 | 365,260 | 365,260     | 0       |



|                       |                     |                                   |
|-----------------------|---------------------|-----------------------------------|
| 45-006-860-046-00     | 2026 Est. T.C.V.    | CATRENACCI MICHELLE & ULH J TRUST |
| Property Class: 401   |                     | 27 PINE TRACE                     |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L804 P628/04 UNIT 46 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|----------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool  
Ground Area = 1741 SF Floor Area = 2574 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,527 |          |            |
| 2 Story    | Siding   | Basement    | 214   |          |            |
| 1 Story    | Siding   | Overhang    | 237   |          |            |
|            |          | Total:      |       | 407,737  | 358,808    |

#### Other Additions/Adjustments

|                 |     |       |       |
|-----------------|-----|-------|-------|
| Recreation Room | 214 | 5,851 | 5,149 |
|-----------------|-----|-------|-------|

#### Exterior

|              |     |       |       |
|--------------|-----|-------|-------|
| Stone Veneer | 193 | 8,847 | 7,785 |
|--------------|-----|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,880 |
| 3 Fixture Bath     | 1 | 6,716 | 5,910 |
| 2 Fixture Bath     | 1 | 4,500 | 3,960 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 268 | 13,403 | 11,795 |
| WSEP (1 Story) | 137 | 10,611 | 9,338  |
| WPP            | 315 | 7,377  | 6,492  |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 475 | 32,571 | 28,662 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,696 |
| Door Opener         | 1   | 672    | 591    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,684 |
| Public Sewer | 1 | 1,914 | 1,684 |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 8,528 | 7,505 |
|------------------|---|-------|-------|

Totals: 509,713 448,547

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 986,803

2026 Est. T.C.V. 006-860-046-00 = 1,086,803

Est. TCV/Total Floor Area = 422.22, Most recent sale 04/14/2022 for 777,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 458,200                 | 458,200 | 458,200   | 352,911        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 85,200  | 0         | 9,528          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

543,400

543,400

543,400

362,439

362,439

0

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-047-00     | 2026 Est. T.C.V.    | BAUER FAMILY TRUST   |
| Property Class: 401   |                     | 25 PINE TRACE        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L686 P922 L686 P923/02 L827 P650/04 UNIT 47 WOODSTONE CONDOMINIUM REC L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493 SEC 14 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1 Units     | 100000 | 0.00000    | 100   |              | 100,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 1763 SF Floor Area = 2876 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,763 |          |            |
| 1 Story   | Siding   | Overhang   | 231   |          |            |
|           |          | Total:     |       | 464,275  | 371,419    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 1 | 3,888 | 3,110 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |
| 2 Fixture Bath     | 1 | 4,500  | 3,600  |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 112 | 13,834 | 11,067 |
| WPP            | 270 | 6,931  | 5,545  |
| WCP (1 Story)  | 272 | 13,505 | 10,804 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 462 | 31,952 | 25,562 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 568,361 454,689

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,000,316

2026 Est. T.C.V. 006-860-047-00 = 1,100,316

Est. TCV/Total Floor Area = 382.59, Most recent sale 10/10/2004 for 0

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 462,100       | 462,100 | 462,100 | 320,769      | 2.70 |

Parcel Number: 45-006-860-047-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 88,100         | 0       | 0         | 8,660          | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 550,200  | 550,200        | 550,200 | 329,429   | 329,429        | 329,429 |

|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-048-00     | 2026 Est. T.C.V.    | SANDERSON DONALD & STEPHAINE |
| Property Class: 401   |                     | 30 PINE TRACE                |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L820 P474&498/04 UNIT 48 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool  
Ground Area = 1852 SF Floor Area = 2766 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,852  |          |            |
| 1 Story    | Siding   | Overhang   | 147    |          |            |
| 1 Story    | Siding   | Overhang   | 304    |          |            |
|            |          |            | Total: | 471,519  | 466,803    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 100 Feet | 1 | 6,514  | 6,449  |

##### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 289 | 7,008  | 6,938  |
| WCP (1 Story) | 240 | 12,607 | 12,481 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 501 | 28,697 | 28,410 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

Totals: 558,044 552,463

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,215,419

2026 Est. T.C.V. 006-860-048-00 = 1,315,419

Est. TCV/Total Floor Area = 475.57, Most recent sale 11/11/2020 for 50,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 550,400       | 550,400    | 550,400 | 417,169      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 107,300    | 0       | 0            | 11,263         | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 657,700       | 657,700    | 657,700 | 428,432      | 428,432        | 0       |  |

|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-049-00     | 2026 Est. T.C.V.    | WITLER WILLIAM R JR & RITA M |
| Property Class: 401   |                     | 29 PINE TRACE                |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

L905 P894/06 L929 P599/07 UNIT 49 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2106 SF Floor Area = 2383 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|---------|----------|------------|-------|----------|------------|
| 1 Story | Siding   | Basement   | 2,106 |          |            |
| 1 Story | Siding   | Overhang   | 277   |          |            |
|         |          | Total:     |       | 446,428  | 401,785    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1606 | 43,908 | 39,517 |
| Basement, Outside Entrance, Below Grade | 3    | 11,665 | 10,498 |

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 330 | 7,725  | 6,952  |
| WCP (1 Story) | 241 | 12,638 | 11,374 |

#### Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 553 | 33,694 | 30,325 |
| Common Wall: 1 Wall | 1   | -2,606 | -2,345 |
| Door Opener         | 1   | 672    | 605    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,723 |
| Public Sewer | 1 | 1,914 | 1,723 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

#### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

Totals: 581,163 523,046

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,150,701

2026 Est. T.C.V. 006-860-049-00 = 1,250,701

Est. TCV/Total Floor Area = 524.84, Most recent sale 07/22/2011 for 87,900

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 525,100                 | 525,100 | 525,100   | 320,527        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 100,300 | 0         | 8,654          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 625,400                 | 625,400 | 625,400   | 329,181        | 329,181     | 329,181 |



|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-050-00     | 2026 Est. T.C.V.    | GORDON HARVEY C TRUST & |
| Property Class: 401   |                     | 34 PINE TRACE           |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L673 P244/02 L684 P185/02 L717 P821/03 L780 P69/03 UNIT 50 WOODSTONE CONDOMINIUM  
 REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768  
 P435-446/4TH AMEND L832 P487-493 UND 1/2 INTEREST - HARVEY C GORDON TRUST UND  
 1/2 INTEREST - BARBARA A GORDON TRUST SEC 27 T29N R14W L1339P695 10TH AMEND  
 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4860 WOODS PINE TRACE UNIT |          |       | 1 Units     | 100000 | 0.00000    | 100   |              | 100,000 |
|                            |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1884 SF Floor Area = 3067 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,884  |          |            |
| 1 Story   | Siding   | Overhang   | 241    |          |            |
|           |          |            | Total: | 492,331  | 393,866    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,709  |
| 3 Fixture Bath     | 2 | 13,432 | 10,746 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WSEP (1 Story) | 126 | 9,944  | 7,955 |
| WCP (1 Story)  | 231 | 12,322 | 9,858 |
| WPP            | 270 | 6,931  | 5,545 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 483 | 32,955 | 26,364 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,451 |
| Door Opener         | 1   | 672    | 538    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,531 |
| Public Sewer | 1 | 1,914 | 1,531 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,181 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 6,796 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 583,959 467,170

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,027,774

2026 Est. T.C.V. 006-860-050-00 = 1,127,774

Est. TCV/Total Floor Area = 367.71, Most recent sale 10/09/2002 for 115,000

| 2025 Assessed | MBOR    | S.E.V.         | Base for Cap | IRM       |                |        |
|---------------|---------|----------------|--------------|-----------|----------------|--------|
| 472,700       | 472,700 | 472,700        | 322,247      | 2.70      |                |        |
| 2026          | New     | Eq. Adjustment | Loss         | Additions | Tax Adjustment | Losses |
|               | 0       | 91,200         | 0            | 0         | 8,700          | 0      |



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Parcel Number: 45-006-860-050-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 563,900       | 563,900 | 563,900 | 330,947 | 330,947     | 330,947 |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-051-00     | 2026 Est. T.C.V.    | STUMPF FAMILY TRUST  |
| Property Class: 401   |                     | 33 PINE TRACE        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L680 P32 L680 P33/02 L897 P806/06 UNIT 51 WOODSTONE CONDOMINIUM REC L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description                | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|----------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS PINE TRACE UNIT |          |             | 1     | Units | 100000     | 0.00000      | 100    | 100,000 |
|                            | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1980 SF Floor Area = 2859 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,980  |          |            |
| 1 Story    | Siding   | Overhang   | 384    |          |            |
|            |          |            | Total: | 490,280  | 485,376    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |

### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 140 | 8,638  | 8,552  |
| WCP (1 Story) | 236 | 12,482 | 12,357 |
| WPP           | 330 | 7,725  | 7,648  |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 625 | 39,506 | 39,111 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

Totals: 583,278 577,445

### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,270,379

2026 Est. T.C.V. 006-860-051-00 = 1,370,379

Est. TCV/Total Floor Area = 479.32, Most recent sale 04/23/2021 for 88,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 550,900                 | 550,900 | 550,900   | 533,626        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 134,300 | 0         | 14,407         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 685,200                 | 685,200 | 685,200   | 548,033        | 548,033     | 548,033 |  |

|                       |                     |                                   |
|-----------------------|---------------------|-----------------------------------|
| 45-006-860-052-00     | 2026 Est. T.C.V.    | CLARK SEAMUS M & AMY KELLEY TRUST |
| Property Class: 402   |                     | 17 DEER PARK                      |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

L916 P16/06 UNIT 52 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-052-00 = 140,000

Est. TCV/Total Floor Area = 48.97, Most recent sale 03/15/2024 for 140,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 55,000         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 1,485          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 56,485         | 56,485      | 0       |  |

|                       |                     |                                      |
|-----------------------|---------------------|--------------------------------------|
| 45-006-860-053-00     | 2026 Est. T.C.V.    | BEAVER STEPHEN & DEAN BEAVER M TRUST |
| Property Class: 401   |                     | 18 DEER PARK                         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                 |

L870 P654/05 UNIT 53 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|-------|------------|--------------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1 Units |       | 140000     | 0.00000      | 100    | 140,000 |
|                           | 0.00     | Total Acres |         |       | Total Est. | Land Value = |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool  
Ground Area = 2006 SF Floor Area = 3468 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,006  |          |            |
| 1 Story   | Siding   | Overhang   | 459    |          |            |
|           |          |            | Total: | 529,920  | 492,826    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1375 | 37,593 | 34,961 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,986  |
| 3 Fixture Bath     | 2 | 13,432 | 12,492 |
| 2 Fixture Bath     | 1 | 4,500  | 4,185  |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 308 | 7,216 | 6,711 |
| WCP (1 Story) | 84  | 5,993 | 5,573 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 651 | 40,707 | 37,858 |
| Common Wall: 2 Wall | 1   | -6,121 | -5,693 |
| Door Opener         | 1   | 672    | 625    |

#### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| Public Sewer        | 1 | 1,914 | 1,780 |
| Water Well, 50 Feet | 1 | 3,418 | 3,179 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,698 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,091 |
|-------------------|---|-------|-------|

#### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 649,756 604,273

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,329,401

2026 Est. T.C.V. 006-860-053-00 = 1,469,401

Est. TCV/Total Floor Area = 423.70, Most recent sale 07/10/2025 for 1,600,000

| 2025 Assessed | MBOR    | S.E.V.         | Base for Cap | IRM       |                |        |
|---------------|---------|----------------|--------------|-----------|----------------|--------|
| 604,800       | 604,800 | 604,800        | 448,500      | 2.70      |                |        |
| 2026          | New     | Eq. Adjustment | Loss         | Additions | Tax Adjustment | Losses |
|               | 0       | 129,900        | 0            | 0         | 286,200        | 0      |

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Parcel Number: 45-006-860-053-00Page: 2

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 734,700       | 734,700 | 734,700 | 460,609 | 734,700     | 0       |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-054-00     | 2026 Est. T.C.V.    | DEER PARK #19 LLC    |
| Property Class: 401   |                     | 19 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L855 P289/05 L873 P468/05 UNIT 54 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R1W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------------|---------|-------|------------|---------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1 Units |       | 140000     | 0.00000 | 100          | 140,000 |
|                           | 0.00     | Total Acres |         |       | Total Est. |         | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1640 SF Floor Area = 2460 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,640  |          |            |
|           |          |             | Total: | 361,965  | 300,431    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,773 |
| 3 Fixture Bath     | 1 | 6,716 | 5,574 |
| 2 Fixture Bath     | 1 | 4,500 | 3,735 |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 180 | 10,438 | 8,664 |
| WPP           | 240 | 6,698  | 5,559 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 624 | 39,456 | 32,748 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,543 |
| Door Opener         | 1   | 672    | 558    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,589 |
| Public Sewer | 1 | 1,914 | 1,589 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,300 |
|------------------|---|-------|-------|

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 8,495 | 7,051 |
|------------------|---|-------|-------|

#### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 445,817 370,029

Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 814,064

2026 Est. T.C.V. 006-860-054-00 = 954,064

Est. TCV/Total Floor Area = 387.83, Most recent sale 12/22/2005 for 0

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 393,200       | 393,200    | 393,200 | 265,754      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 83,800     | 0       | 0            | 7,175          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 477,000       | 477,000    | 477,000 | 272,929      | 272,929        | 0       |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-055-00     | 2026 Est. T.C.V.    | CATCH-M22 LLC        |
| Property Class: 401   |                     | 22 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L866 P795/05 L903 P629/06 UNIT 55 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| <Site Value G>            |          |       |             |        | 0                       | 100   |        | 0       |
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000                 | 100   |        | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1762 SF Floor Area = 2643 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,762  |          |            |
|           |          |            | Total: | 428,825  | 360,213    |

#### Other Additions/Adjustments

|                 |      |        |        |
|-----------------|------|--------|--------|
| Recreation Room | 1762 | 48,173 | 40,465 |
|-----------------|------|--------|--------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,794  |
| 3 Fixture Bath     | 2 | 13,432 | 11,283 |
| 2 Fixture Bath     | 1 | 4,500  | 3,780  |

#### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 189 | 10,801 | 9,073 |
| WPP           | 240 | 6,698  | 5,626 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 37,331 | 31,358 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,574 |
| Door Opener         | 1   | 672    | 564    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,608 |
| Public Sewer | 1 | 1,914 | 1,608 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,340 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Interior 1 Story  | 1 | 6,917 | 5,810 |
| Direct-Vented Gas | 1 | 4,399 | 3,695 |

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 568,625 477,644

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,050,817

2026 Est. T.C.V. 006-860-055-00 = 1,190,817

Est. TCV/Total Floor Area = 450.56, Most recent sale 09/17/2019 for 530,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 490,100       | 490,100 | 490,100 | 325,635      | 2.70 |

|      |                    |      |           |                |        |
|------|--------------------|------|-----------|----------------|--------|
| 2026 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|--------------------|------|-----------|----------------|--------|

Parcel Number: 45-006-860-055-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 105,300 | 0       | 0       | 8,792       | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 595,400       | 595,400 | 595,400 | 334,427 | 334,427     | 0       |



45-006-860-056-00                      2026 Est. T.C.V.                      SNAIL & BUNNY TRUST  
 Property Class: 401                      23 DEER PARK  
 Map #: 31,36,39,40,52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

L868 P747/05 UNIT 56 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| <Site Value G>            |          |       |             |        | 0                       | 100   |        | 0       |
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000                 | 100   |        | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                      Cls BC                      Blt 2026

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2000 SF      Floor Area = 3000 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,000  |          |            |
|           |          |            | Total: | 491,378  | 486,464    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      625                      33,388                      33,054  
 Common Wall: 1 Wall                      1                      -3,064                      -3,033

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

Totals:                      553,241                      547,709

### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,204,960  
 10% Completed => Est. True Cash Value 2026 = 120,496

2026 Est. T.C.V. 006-860-056-00                      = 260,496

Est. TCV/Total Floor Area = 86.83, Most recent sale 09/06/2024 for 168,000

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 55,000        | 55,000         | 55,000  | 55,000       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 60,200        | 15,000         | 0       | 60,200       | 1,485          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 130,200       | 130,200        | 130,200 | 116,685      | 116,685        | 0       |  |

|                       |                     |                       |
|-----------------------|---------------------|-----------------------|
| 45-006-860-057-00     | 2026 Est. T.C.V.    | FAHLBERG FAMILY TRUST |
| Property Class: 401   |                     | 24 DEER PARK          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

UNIT 57 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1     | Units | 140000     | 0.00000 | 100          | 140,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1538 SF Floor Area = 2307 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,538  |          |            |
|           |          |            | Total: | 389,562  | 385,666    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 3 | 20,147 | 19,946 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WCP (1 Story)  | 194 | 10,998 | 10,888 |
| WGEP (1 Story) | 176 | 18,549 | 18,364 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 212 | 4,509 | 4,464 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 540 | 35,656 | 35,299 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 486,809 481,941

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,060,270

2026 Est. T.C.V. 006-860-057-00 = 1,200,270

Est. TCV/Total Floor Area = 520.27, Most recent sale 10/15/2020 for 89,000

|               |            |         |              |                |         |
|---------------|------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
| 492,000       | 492,000    | 492,000 | 353,820      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 108,100    | 0       | 0            | 9,553          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 600,100       | 600,100    | 600,100 | 363,373      | 363,373        | 363,373 |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-058-00     | 2026 Est. T.C.V.    | GALEANA BARBARA J    |
| Property Class: 402   |                     | 27 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L825 P995/04 L859 P975/05 UNIT 58 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| <Site Value G>            |          |       |             |       | 0                       | 100     |        | 0       |
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000                  | 0.00000 | 100    | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 140,000 |

2026 Est. T.C.V. 006-860-058-00 = 140,000

Est. TCV/Total Floor Area = 60.68, Most recent sale 06/02/2015 for 103,500

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 27,063         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 730            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 27,793         | 27,793      | 0       |  |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-059-00     | 2026 Est. T.C.V.    | LYSAGHT LEON J JR & PAMELA V TRUST |
| Property Class: 401   |                     | 28 DEER PARK                       |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L822 P424/04 UNIT 59 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L 768 P435-446/4TH AMEND L832  
P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------------|---------|-------|------------|---------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |             | 1 Units |       | 140000     | 0.00000 | 100          | 140,000 |
|                           | 0.00     | Total Acres |         |       | Total Est. |         | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 1572 SF Floor Area = 2358 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,572  |          |            |
|           |          |             | Total: | 348,581  | 289,321    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,773 |
| 3 Fixture Bath     | 1 | 6,716 | 5,574 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 154 | 11,601 | 9,629  |
| WCP (1 Story)  | 228 | 12,223 | 10,145 |
| WPP            | 286 | 7,001  | 5,811  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 528 | 35,080 | 29,116 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,543 |
| Door Opener         | 1   | 672    | 558    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,589 |
| Public Sewer | 1 | 1,914 | 1,589 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,300 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,741 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 435,668 361,604

Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 795,529

2026 Est. T.C.V. 006-860-059-00 = 935,529

Est. TCV/Total Floor Area = 396.75, Most recent sale 02/04/2005 for 0

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 384,700                 | 384,700 | 384,700   | 260,071        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 83,100  | 0         | 7,021          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 467,800                 | 467,800 | 467,800   | 267,092        | 267,092     | 267,092 |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-060-00     | 2026 Est. T.C.V.    | GALEANA BARBARA J    |
| Property Class: 401   |                     | 29 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 60, WOODSTONE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 599, PAGE 88 THROUGH 147, FIRST AMENDMENT OF MASTER DEED RECORDED IN LIBER 659, PAGE 380, SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 672 PAGE 959 AND DESIGNATED AS REPLAT NO. 1, THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 768 PAGE 435, FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 832, PAGE 487, FIFTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 877, PAGE 169, SIXTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 913, PAGE 329 AND SEVENTH AMENDMENT OF MASTER DEED RECORDED IN LIBER 987, PAGE 12 AND DESIGNATED AS LEELANAU COUNTY CONDOMINIUM PLAN NO. 107, LEELANAU COUNTY RECORDS, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------|-------------|-------|------------|---------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1           | Units | 140000     | 0.00000 | 100          | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. |         | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1920 SF Floor Area = 2880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

#### Building Areas

| Stories   | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|-----------|----------|------------|--------|----------|------------|
| 1.5 Story | Siding   | Basement   | 1,920  |          |            |
|           |          |            | Total: | 463,051  | 430,637    |

#### Other Additions/Adjustments

##### Exterior

|                                         |     |       |       |
|-----------------------------------------|-----|-------|-------|
| Stone Veneer                            | 160 | 7,334 | 6,821 |
| Basement, Outside Entrance, Below Grade | 1   | 3,888 | 3,616 |

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,986  |
| 3 Fixture Bath     | 2 | 13,432 | 12,492 |
| 2 Fixture Bath     | 1 | 4,500  | 4,185  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 5,153 |
| Water Well, 100 Feet | 1 | 6,514 | 6,058 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 210 | 7,636 | 7,101 |
|---------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 608 | 38,772 | 36,058 |
| Storage Over Garage | 78  | 1,377  | 1,281  |
| Common Wall: 1 Wall | 1   | -3,064 | -2,850 |
| Door Opener         | 1   | 672    | 625    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,698 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 6,433 |
|------------------|---|-------|-------|

##### Local Cost Items

Parcel Number: 45-006-860-060-00

Page: 2

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

|         |         |         |
|---------|---------|---------|
| Totals: | 562,683 | 523,295 |
|---------|---------|---------|

Notes:

ECF (H862 DEER PARK) 2.200 =&gt; TCV: 1,151,249

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-860-060-00 | = | 1,291,249 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 448.35, Most recent sale 09/17/2013 for 139,500

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 529,500                 | 529,500 | 529,500   | 349,683        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 116,100 | 0         | 9,441          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 645,600                 | 645,600 | 645,600   | 359,124        | 359,124     | 0       |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-061-00     | 2026 Est. T.C.V.    | HARRIS DAVID TRUST   |
| Property Class: 401   |                     | 34 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L764 P542/03 L794 P830/04 UNIT 61 WOODSTONE CONDOMINIUM REC L599 P88(2001)/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| <Site Value G>            |          |       |             |        | 0                       | 100   |        | 0       |
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000                 | 100   |        | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1650 SF Floor Area = 2475 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,650  |          |            |
|           |          |             | Total: | 363,952  | 309,359    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

##### Porches

|               |     |        |       |
|---------------|-----|--------|-------|
| WCP (1 Story) | 202 | 11,302 | 9,607 |
| WPP           | 240 | 6,698  | 5,693 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 598 | 38,338 | 32,587 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 448,188 380,960

#### Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 838,112

2026 Est. T.C.V. 006-860-061-00 = 978,112

Est. TCV/Total Floor Area = 395.20, Most recent sale 09/16/2003 for 125,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 403,200                 | 403,200 | 403,200   | 272,461        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 85,900  | 0         | 7,356          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 489,100                 | 489,100 | 489,100   | 279,817        | 279,817     | 279,817 |

|                       |                     |                                     |
|-----------------------|---------------------|-------------------------------------|
| 45-006-860-062-00     | 2026 Est. T.C.V.    | WOLFE TAX AND FINANCIAL SERVICES IN |
| Property Class: 402   |                     | 35 DEER PARK                        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L776 P939/03 L853 P489/05 UNIT 62 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     |       | 140000.00000            | 100   |        | 140,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 140,000 |

2026 Est. T.C.V. 006-860-062-00 = 140,000

Est. TCV/Total Floor Area = 56.57, Most recent sale 02/14/2020 for 87,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 55,000                  | 55,000 | 55,000    | 27,063         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 15,000 | 0         | 730            | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 70,000                  | 70,000 | 70,000    | 27,793         | 27,793      | 0       |  |



|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-063-00     | 2026 Est. T.C.V.    | DINNING BARBARA G    |
| Property Class: 401   |                     | 36 DEER PARK         |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L908 P359/06 L939 P589/07 UNIT 63 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 CONSISTING OF INTEREST TO DONALD B & BARBARA G DINNING AND DEBORAH A  
 RUTZEN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------|-------------|--------|------------|-------|--------------|---------|
| 4860 WOODS DEER PARK UNIT |          |       | 1 Units     | 140000 | 0.00000    | 100   |              | 140,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. |       | Land Value = | 140,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2111 SF Floor Area = 3170 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|-----------|----------|------------|-------|----------|------------|
| 1.5 Story | Siding   | Basement   | 2,111 |          |            |
| 0.5 Story | Siding   | Overhang   | 8     |          |            |
|           |          | Total:     |       | 503,705  | 428,148    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 7,777 | 6,610 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 220 | 11,953 | 10,160 |
| WPP           | 521 | 12,139 | 10,318 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 599 | 38,384 | 32,626 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,604 |
| Door Opener         | 1   | 672    | 571    |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

#### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
| Raised Hearth    | 1 | 685   | 582   |

|         |         |         |
|---------|---------|---------|
| Totals: | 598,564 | 508,777 |
|---------|---------|---------|

Notes:

ECF (H862 DEER PARK) 2.200 => TCV: 1,119,309

2026 Est. T.C.V. 006-860-063-00 = 1,259,309

Est. TCV/Total Floor Area = 397.26, Most recent sale 07/18/2006 for 124,900

| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 514,200       | 514,200        | 514,200 | 345,399      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 115,500        | 0       | 0            | 9,325          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 629,700       | 629,700        | 629,700 | 354,724      | 354,724        | 354,724 |  |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-064-00     | 2026 Est. T.C.V.    | WILKINS DAVID A & KATHLEEN A TRUST |
| Property Class: 401   |                     | 2 TWISTED OAK                      |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L826 P728/04 UNIT 64 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth      | Rate         | %Adj.   | Reason | Value   |
|------------------------|----------|-------------|-------|------------|--------------|---------|--------|---------|
| 4860 WOODS TWISTED OAK |          |             | 1     | Units      | 100000       | 0.00000 | 100    | 100,000 |
|                        | 0.00     | Total Acres |       | Total Est. | Land Value = |         |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2013

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1774 SF Floor Area = 2510 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,774 |          |            |
| 1 Story    | Siding   | Overhang    | 292   |          |            |
|            |          | Total:      |       | 325,276  | 292,737    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,306 |
| 3 Fixture Bath     | 1 | 4,567 | 4,110 |
| 2 Fixture Bath     | 1 | 3,056 | 2,750 |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,304 |
| Water Well, 100 Feet | 1 | 5,847 | 5,262 |

### Porches

|     |     |       |       |
|-----|-----|-------|-------|
| WPP | 290 | 5,469 | 4,922 |
| WPP | 96  | 3,069 | 2,762 |

### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 584 | 29,620 | 26,658 |
| Common Wall: 2 Wall | 1   | -5,280 | -4,752 |
| Door Opener         | 1   | 537    | 483    |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,490 |
|------------------|---|-------|-------|

Totals: 381,161 343,032

### Notes:

ECF (H861 WOODSTONE TWISTED OAK) 2.200 => TCV: 754,670

2026 Est. T.C.V. 006-860-064-00 = 854,670

Est. TCV/Total Floor Area = 340.51, Most recent sale 10/14/2011 for 59,000

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 362,200                 | 362,200 | 362,200   | 216,862        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 65,100  | 0         | 5,855          | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 427,300                 | 427,300 | 427,300   | 222,717        | 222,717     | 222,717 |  |

|                       |                     |                                     |
|-----------------------|---------------------|-------------------------------------|
| 45-006-860-065-00     | 2026 Est. T.C.V.    | SMUCKER JONATHAN R & STPHANIE TRUST |
| Property Class: 402   |                     | 5 TWISTED OAK                       |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

L754 P741/03 UNIT 65 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS TWISTED OAK |          |       | 1 Units     |       | 100000                  | 0.00000 | 100    | 100,000 |
|                        |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 100,000 |

2026 Est. T.C.V. 006-860-065-00 = 100,000

Est. TCV/Total Floor Area = 39.84, Most recent sale 09/13/2023 for 91,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 50,000                  | 50,000 | 50,000    | 46,910         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,266          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000    | 48,176         | 48,176      | 0       |  |

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-066-00     | 2026 Est. T.C.V.    | POBANZ KIMBERLY J TRUST |
| Property Class: 401   |                     | 6 TWISTED OAK           |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L706 P85 L706 P86/03 L942 P776/07 UNIT 66 WOODSTONE CONDOMINIUM REC L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS TWISTED OAK |          |             | 1 Units | 100000 | 0.00000    | 100          |        | 100,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1780 SF Floor Area = 2346 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

#### Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,780 |          |            |
| 1 Story | Siding   | Overhang    | 566   |          |            |
|         |          | Total:      |       | 364,698  | 320,934    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,880  |
| 3 Fixture Bath     | 2 | 13,432 | 11,820 |
| Separate Shower    | 1 | 2,720  | 2,394  |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WPP           | 261 | 6,875 | 6,050 |
| CCP (1 Story) | 96  | 3,728 | 3,281 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 586 | 37,791 | 33,256 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,696 |
| Door Opener         | 1   | 672    | 591    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,684 |
| Public Sewer | 1 | 1,914 | 1,684 |

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 2 Story | 1 | 4,533 | 3,989 |
| Raised Hearth  | 1 | 685   | 603   |

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 438,035 385,471

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 2.200 => TCV: 848,036

2026 Est. T.C.V. 006-860-066-00 = 948,036

Est. TCV/Total Floor Area = 404.11, Most recent sale 03/24/2023 for 760,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 403,600                 | 403,600 | 403,600   | 360,437        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 70,400  | 0         | 9,731          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 474,000                 | 474,000 | 474,000   | 370,168        | 370,168     | 0       |

|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-067-00     | 2026 Est. T.C.V.    | NICOLETTI RICHARD P & LAURIE TRUST |
| Property Class: 401   |                     | 8 TWISTED OAK                      |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L714 P523/03 L792 P441/04 L804 P751/04 UNIT 67 WOODSTONE CONDOMINIUM REC L599  
P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH  
AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH  
AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS TWISTED OAK |          |             | 1 Units | 100000 | 0.00000    | 100          |        | 100,000 |
|                        | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 1825 SF Floor Area = 2521 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,825 |          |            |
| 1 Story    | Siding   | Overhang    | 240   |          |            |
|            |          | Total:      |       | 389,506  | 315,501    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 1,730 |
| 3 Fixture Bath     | 1 | 6,716 | 5,440 |

### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 105 | 6,819  | 5,523 |
| WSEP (1 Story) | 135 | 10,491 | 8,498 |
| WPP            | 232 | 6,614  | 5,357 |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 480 | 32,808 | 26,574 |
| Common Wall: 1.5 Wall | 1   | -4,596 | -3,723 |
| Door Opener           | 1   | 672    | 544    |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,550 |
| Public Sewer | 1 | 1,914 | 1,550 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,221 |
|------------------|---|-------|-------|

### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,603 |
|------------------|---|-------|-------|

Totals: 465,887 377,368

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 2.200 => TCV: 830,210

2026 Est. T.C.V. 006-860-067-00 = 930,210

Est. TCV/Total Floor Area = 368.98, Most recent sale 02/08/2023 for 805,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 393,400                 | 393,400 | 393,400   | 351,364        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 71,700  | 0         | 9,486          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 465,100                 | 465,100 | 465,100   | 360,850        | 360,850     | 360,850 |

|                       |                     |                            |
|-----------------------|---------------------|----------------------------|
| 45-006-860-068-00     | 2026 Est. T.C.V.    | KOZLOW KENNETH M & GWENN A |
| Property Class: 401   |                     | 10 TWISTED OAK             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L833 P430/04 L857 P225/05 UNIT 68 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS TWISTED OAK |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                        | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1574 SF Floor Area = 2601 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,574 |          |            |
| 1 Story   | Siding   | Overhang    | 240   |          |            |
|           |          | Total:      |       | 374,554  | 318,371    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,816  |
| 3 Fixture Bath     | 2 | 13,432 | 11,417 |

##### Porches

|                |     |        |       |
|----------------|-----|--------|-------|
| WCP (1 Story)  | 102 | 6,652  | 5,654 |
| WSEP (1 Story) | 135 | 10,491 | 8,917 |
| WPP            | 234 | 6,636  | 5,641 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 480 | 32,808 | 27,887 |
| Common Wall: 1.5 Wall | 1   | -4,596 | -3,907 |
| Door Opener           | 1   | 672    | 571    |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,627 |
| Public Sewer | 1 | 1,914 | 1,627 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,380 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 1 Story | 1 | 6,917 | 5,879 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 |            |
| GENERATOR          | 1 | 1 | 1 | *100% Good |

Totals: 457,508 388,882

#### Notes:

ECF (H861 WOODSTONE TWISTED OAK) 2.200 => TCV: 855,540

2026 Est. T.C.V. 006-860-068-00 = 955,540

Est. TCV/Total Floor Area = 367.37, Most recent sale 02/06/2023 for 735,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 405,500                 | 405,500 | 405,500   | 362,087        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 72,300  | 0         | 9,776          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |

|         |         |         |         |         |   |
|---------|---------|---------|---------|---------|---|
| 477,800 | 477,800 | 477,800 | 371,863 | 371,863 | 0 |
|---------|---------|---------|---------|---------|---|

|                       |                     |                            |
|-----------------------|---------------------|----------------------------|
| 45-006-860-069-00     | 2026 Est. T.C.V.    | SCHMIDT ANDREW & AMY TRUST |
| Property Class: 402   |                     | 9 TWISTED OAK              |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L769 P802/03 UNIT 69 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS TWISTED OAK |          |       | 1 Units     |       | 100000                  | 0.00000 | 100    | 100,000 |
|                        |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 100,000 |

2026 Est. T.C.V. 006-860-069-00 = 100,000

Est. TCV/Total Floor Area = 38.45, Most recent sale 05/12/2022 for 85,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 50,000                  | 50,000 | 50,000    | 46,008         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,242          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 50,000                  | 50,000 | 50,000    | 47,250         | 47,250      | 0       |  |



|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-070-00     | 2026 Est. T.C.V.    | AVERY RICHARD W & ROBIN |
| Property Class: 401   |                     | 13 TWISTED OAK          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L905 P402/06 UNIT 70 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description            | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS TWISTED OAK |          |             | 1     | Units | 100000     | 0.00000 | 100          | 100,000 |
|                        | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 100,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool  
Ground Area = 1675 SF Floor Area = 2430 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,675 |          |            |
| 1 Story    | Siding   | Overhang   | 336   |          |            |
|            |          | Total:     |       | 413,701  | 372,331    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,922  |
| 3 Fixture Bath     | 2 | 13,432 | 12,089 |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 5,541 | 4,987 |
| Water Well, 100 Feet | 1 | 6,514 | 5,863 |

##### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 202 | 14,328 | 12,895 |
| WPP            | 528 | 12,302 | 11,072 |
| WCP (1 Story)  | 117 | 7,468  | 6,721  |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 578 | 37,420 | 33,678 |
| Common Wall: 1 Wall | 1   | -3,064 | -2,758 |
| Door Opener         | 1   | 672    | 605    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,578 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,300 |
|----------------|---|-------|-------|

Totals: 518,093 466,283

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 2.200 => TCV: 1,025,823

2026 Est. T.C.V. 006-860-070-00 = 1,125,823

Est. TCV/Total Floor Area = 463.30, Most recent sale 05/15/2020 for 530,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |
|---------------|------------|---------|--------------|----------------|---------|
| 472,400       | 472,400    | 472,400 | 308,810      | 2.70           |         |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 90,500     | 0       | 0            | 8,337          | 0       |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 562,900       | 562,900    | 562,900 | 317,147      | 317,147        | 0       |

|                       |                     |                             |
|-----------------------|---------------------|-----------------------------|
| 45-006-860-071-00     | 2026 Est. T.C.V.    | GOLIBE J & GAFFNEY H TRUSTS |
| Property Class: 401   |                     | 1 FROG POND                 |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

L928 P730/07 UNIT 71 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth  | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|--------|-------------------------|-------|--------|---------|
| <Site Value G>            |          |       |             |        | 0                       | 100   |        | 0       |
| 4860 WOODS FROG POND UNIT |          |       | 1 Units     | 145000 | 0.00000                 | 100   |        | 145,000 |
|                           |          | 0.00  | Total Acres |        | Total Est. Land Value = |       |        | 145,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 95     | 4,750      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 4,750      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool  
Ground Area = 1922 SF Floor Area = 1922 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,922  |          |            |
|         |          |             | Total: | 335,071  | 318,317    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,029 |
| 3 Fixture Bath     | 1 | 6,716 | 6,380 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 35  | 3,241 | 3,079 |
| WPP           | 248 | 6,775 | 6,436 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 575 | 31,539 | 29,962 |
| Door Opener | 2   | 1,343  | 1,276  |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,818 |
| Water Well, 100 Feet | 1 | 6,514 | 6,188 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

Totals: 399,225 379,262

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 834,376

2026 Est. T.C.V. 006-860-071-00 = 984,126

Est. TCV/Total Floor Area = 512.03, Most recent sale 08/01/2012 for 103,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 418,100                 | 418,100 | 418,100   | 271,103        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 74,000  | 0         | 7,319          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 492,100                 | 492,100 | 492,100   | 278,422        | 278,422     | 278,422 |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-072-00     | 2026 Est. T.C.V.    | FINCHER RUSSELL D    |
| Property Class: 401   |                     | 2 FROG POND          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L852 P754/05 L909 P159/06 UNIT 72 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L359 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth      | Rate         | %Adj. | Reason | Value   |
|---------------------------|----------|-------------|-------|------------|--------------|-------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1     | Units      | 145000.00    | 000   | 100    | 145,000 |
|                           | 0.00     | Total Acres |       | Total Est. | Land Value = |       |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1632 SF Floor Area = 2448 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

## Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,632  |          |            |
|           |          |             | Total: | 360,388  | 302,725    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,794  |
| 3 Fixture Bath     | 2 | 13,432 | 11,283 |

### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 75  | 5,601 | 4,705 |
| WPP           | 162 | 5,482 | 4,605 |
| WPP           | 252 | 6,809 | 5,720 |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 484 | 33,004 | 27,723 |
| Door Opener | 2   | 1,343  | 1,128  |

### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,608 |
| Public Sewer | 1 | 1,914 | 1,608 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,340 |
|------------------|---|-------|-------|

### Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| Exterior 2 Story  | 1 | 10,342 | 8,687 |
| Direct-Vented Gas | 1 | 4,399  | 3,695 |

### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 |            |
| GENERATOR          | 1 | 1 | 1 | *100% Good |

Totals: 450,742 378,623

### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 832,971

2026 Est. T.C.V. 006-860-072-00 = 977,971

Est. TCV/Total Floor Area = 399.50, Most recent sale 07/21/2006 for 538,600

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 416,300                 | 416,300 | 416,300   | 288,973        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 72,700  | 0         | 7,802          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 489,000                 | 489,000 | 489,000   | 296,775        | 296,775     | 296,775 |



|                       |                     |                                    |
|-----------------------|---------------------|------------------------------------|
| 45-006-860-073-00     | 2026 Est. T.C.V.    | MCILVRIED EDWIN JOHN & KAREN LYNNE |
| Property Class: 401   |                     | 3 FROG POND                        |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

L904 P696/06 UNIT 73 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1     | Units | 145000     | 0.00000      | 100    | 145,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2013

(11) Heating System: Forced Heat & Cool  
Ground Area = 1883 SF Floor Area = 2354 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

#### Building Areas

| Stories    | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|------------|----------|------------|--------|----------|------------|
| 1.25 Story | Siding   | Basement   | 1,883  |          |            |
|            |          |            | Total: | 437,355  | 380,495    |

#### Other Additions/Adjustments

|                                         |     |        |        |
|-----------------------------------------|-----|--------|--------|
| Recreation Room                         | 742 | 22,475 | 19,553 |
| Basement, Outside Entrance, Below Grade | 1   | 4,609  | 4,010  |

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,834 |
| 3 Fixture Bath     | 1 | 10,275 | 8,939 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 6,011 | 5,230 |
| Water Well, 100 Feet | 1 | 6,941 | 6,039 |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WPP           | 196 | 6,878  | 5,984  |
| WGE (1 Story) | 132 | 17,196 | 14,961 |
| WCP (1 Story) | 95  | 7,143  | 6,214  |
| WPP           | 90  | 4,213  | 3,665  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 491 | 33,899 | 29,492 |
| Door Opener | 2   | 1,504  | 1,308  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,959 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |        |        |
|-------------------|---|--------|--------|
| Exterior 2 Story  | 1 | 11,786 | 10,254 |
| Direct-Vented Gas | 1 | 5,272  | 4,587  |

#### Local Cost Items

|           |   |   |   |           |
|-----------|---|---|---|-----------|
| GENERATOR | 1 | 1 | 1 | *95% Good |
|-----------|---|---|---|-----------|

Totals: 585,665 509,525

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,120,955

|                                                                             |                |         |              |
|-----------------------------------------------------------------------------|----------------|---------|--------------|
| 2026 Est. T.C.V.                                                            | 006-860-073-00 | =       | 1,265,955    |
| Est. TCV/Total Floor Area = 537.79, Most recent sale 06/27/2018 for 731,020 |                |         |              |
| 2025 Assessed                                                               | MBOR           | S.E.V.  | Base for Cap |
| 547,400                                                                     | 547,400        | 547,400 | 376,174      |
|                                                                             |                |         | 2.70         |

Parcel Number: 45-006-860-073-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 85,600         | 0       | 0         | 10,156         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 633,000  | 633,000        | 633,000 | 386,330   | 386,330        | 386,330 |

|                       |                     |                                |
|-----------------------|---------------------|--------------------------------|
| 45-006-860-074-00     | 2026 Est. T.C.V.    | MCIIVRIED KAREN L & EDWIN JOHN |
| Property Class: 402   |                     | 4 FROG POND                    |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636           |

L772 P56/03 UNIT 74 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj. | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|-------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |       | 1 Units     |       | 145000.00000            | 100   |        | 145,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |       |        | 145,000 |

2026 Est. T.C.V. 006-860-074-00 = 145,000

Est. TCV/Total Floor Area = 61.60, Most recent sale 04/30/2020 for 94,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 70,000                  | 70,000 | 70,000    | 48,972         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 2,500  | 0         | 1,322          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500    | 50,294         | 50,294      | 0       |  |

|                       |                     |                        |
|-----------------------|---------------------|------------------------|
| 45-006-860-075-00     | 2026 Est. T.C.V.    | STRASSMANN BEVERLY I & |
| Property Class: 401   |                     | 5 FROG POND            |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

L775 P620/03 UNIT 75 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1     | Units | 145000     | 0.00000 | 100          | 145,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 1829 SF Floor Area = 1829 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,829  |          |            |
|         |          |             | Total: | 320,723  | 317,515    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
| 3 Fixture Bath     | 1 | 6,716 | 6,649 |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 75 | 5,601 | 5,545 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 264 | 5,177 | 5,125 |
| Treated Wood | 146 | 3,505 | 3,470 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 585 | 31,918 | 31,599 |
| Door Opener | 2   | 1,343  | 1,330  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 396,234 392,271

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 862,996

2026 Est. T.C.V. 006-860-075-00 = 1,007,996

Est. TCV/Total Floor Area = 551.12, Most recent sale 11/20/2020 for 120,000

|                         |         |           |                |             |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
| 356,700                 | 356,700 | 356,700   | 328,950        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 86,300                  | 61,000  | 86,300    | 8,881          | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 504,000                 | 504,000 | 504,000   | 424,131        | 424,131     | 0       |





|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-076-00     | 2026 Est. T.C.V.    | GROVE FAMILY TRUST   |
| Property Class: 401   |                     | 6 FROG POND          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 76 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|-------|-------|------------|--------------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1     | Units | 145000     | 0.00000      | 100    | 145,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. | Land Value = |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2024

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2054 SF Floor Area = 2728 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|------------|----------|-------------|--------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,054  |          |            |
| 1 Story    | Siding   | Overhang    | 160    |          |            |
|            |          |             | Total: | 421,971  | 417,750    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 105 | 6,819 | 6,751 |
|---------------|-----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 286 | 5,457 | 5,402 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 583 | 37,656 | 37,279 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

##### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 508,694 503,605

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,107,931

2026 Est. T.C.V. 006-860-076-00 = 1,252,931

Est. TCV/Total Floor Area = 459.29, Most recent sale 04/23/2021 for 93,000

| 2025 Assessed | MBOR    | S.E.V.         | Base for Cap | IRM       |                |        |
|---------------|---------|----------------|--------------|-----------|----------------|--------|
| 529,300       | 529,300 | 529,300        | 461,682      | 2.70      |                |        |
| 2026          | New     | Eq. Adjustment | Loss         | Additions | Tax Adjustment | Losses |
|               | 0       | 97,200         | 0            | 0         | 12,465         | 0      |

Parcel Number: 45-006-860-076-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 626,500       | 626,500 | 626,500 | 474,147 | 474,147     | 0       |

|                       |                     |                           |
|-----------------------|---------------------|---------------------------|
| 45-006-860-077-00     | 2026 Est. T.C.V.    | PHILLIPS BARTOSZ & ALISON |
| Property Class: 401   |                     | 7 FROG POND               |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

UNIT 77 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1 Units | 145000 | 0.00000    | 100          |        | 145,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2137 SF Floor Area = 2137 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,137  |          |            |
|         |          |             | Total: | 359,205  | 355,612    |

## Other Additions/Adjustments

### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
| 3 Fixture Bath     | 1 | 6,716 | 6,649 |

### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 174 | 10,188 | 10,086 |
| WCP (1 Story) | 91  | 6,255  | 6,192  |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 577 | 37,378 | 37,004 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 2   | 1,343  | 1,330  |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

### Fireplaces

|                |   |       |       |
|----------------|---|-------|-------|
| Prefab 1 Story | 1 | 3,667 | 3,630 |
|----------------|---|-------|-------|

### Local Cost Items

|           |   |   |   |            |
|-----------|---|---|---|------------|
| GENERATOR | 1 | 1 | 1 | *100% Good |
|-----------|---|---|---|------------|

Totals: 439,272 434,878

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 956,732

2026 Est. T.C.V. 006-860-077-00 = 1,101,732

Est. TCV/Total Floor Area = 515.55, Most recent sale 05/12/2021 for 93,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 466,000                 | 466,000 | 466,000   | 379,475        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 84,900  | 0         | 10,245         | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 550,900                 | 550,900 | 550,900   | 389,720        | 389,720     | 389,720 |  |

|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-078-00     | 2026 Est. T.C.V.    | CANEPA JOHN J GIFT TRUST |
| Property Class: 402   |                     | 8 FROG POND              |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

UNIT 78 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |       | 1 Units     |       | 145000                  | 0.00000 | 100    | 145,000 |
|                           |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 145,000 |

2026 Est. T.C.V. 006-860-078-00 = 145,000

Est. TCV/Total Floor Area = 67.85, Most recent sale 03/26/2024 for 145,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 70,000                  | 70,000 | 70,000    | 70,000         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 2,500  | 0         | 1,890          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500    | 71,890         | 71,890      | 0       |  |

45-006-860-079-00 2026 Est. T.C.V. COWAN KENNETH H & DENISE L TRUST  
 Property Class: 401 9 FROG POND  
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

UNIT 79 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659/2ND AMEND L672  
 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|---------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1     | Units | 145000     | 0.00000 | 100          | 145,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2026

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2033 SF Floor Area = 2640 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,033 |          |            |
| 1 Story    | Siding   | Overhang    | 99    |          |            |
|            |          | Total:      |       | 411,652  | 407,534    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |
| 2 Fixture Bath     | 1 | 4,500  | 4,455  |

### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 177 | 10,314 | 10,211 |
| WCP (1 Story) | 64  | 5,040  | 4,990  |

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 580 | 37,514 | 37,139 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

Totals: 506,609 501,542

### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,103,392  
 20% Completed => Est. True Cash Value 2026 = 220,678

2026 Est. T.C.V. 006-860-079-00 = 365,678

Est. TCV/Total Floor Area = 138.51, Most recent sale 08/15/2024 for 165,000

| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |  |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 70,000                  | 70,000  | 70,000  | 70,000       | 2.70           |         |  |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 110,300                 | 2,500   | 0       | 110,300      | 1,890          | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 182,800                 | 182,800 | 182,800 | 182,190      | 182,190        | 0       |  |

|                       |                     |                               |
|-----------------------|---------------------|-------------------------------|
| 45-006-860-080-00     | 2026 Est. T.C.V.    | WOLING SCOTT & BRIGITTE TRUST |
| Property Class: 401   |                     | 10 FROG POND                  |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

UNIT 80 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth | Front       | Depth | Rate         | %Adj. | Reason                  | Value   |
|---------------------------|----------|-------|-------------|-------|--------------|-------|-------------------------|---------|
| 4860 WOODS FROG POND UNIT |          |       | 1 Units     |       | 145000.00000 | 100   |                         | 145,000 |
|                           | 0.00     |       | Total Acres |       |              |       | Total Est. Land Value = | 145,000 |

#### Land Improvement Cost Estimates

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| D/W/P: Flagstone/Sand                               | 26.62 | 280  | 50     | 3,727      |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 3,727      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 2035 SF Floor Area = 2035 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,035  |          |            |
|         |          |             | Total: | 343,846  | 340,406    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
| 3 Fixture Bath     | 1 | 6,716 | 6,649 |
| 2 Fixture Bath     | 1 | 4,500 | 4,455 |

#### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 49 | 4,141 | 4,100 |
|---------------|----|-------|-------|

#### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 285 | 5,444 | 5,390 |
|--------------|-----|-------|-------|

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 587 | 37,838 | 37,460 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

Totals: 417,676 413,499

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 909,698

2026 Est. T.C.V. 006-860-080-00 = 1,058,425

Est. TCV/Total Floor Area = 520.11, Most recent sale 05/14/2021 for 78,000

|                         |         |         |              |                |         |
|-------------------------|---------|---------|--------------|----------------|---------|
| 2025 Assessed           | MBOR    | S.E.V.  | Base for Cap | IRM            |         |
| 411,400                 | 411,400 | 411,400 | 386,867      | 2.70           |         |
| 2026 New Eq. Adjustment |         | Loss    | Additions    | Tax Adjustment | Losses  |
| 45,500                  | 72,300  | 0       | 45,500       | 10,445         | 0       |
| 2026 Assessed           | MBOR    | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 529,200                 | 529,200 | 529,200 | 442,812      | 442,812        | 442,812 |





45-006-860-082-00                      2026 Est. T.C.V.                      CANEPA PETER & KIM  
 Property Class: 401                      12 FROG POND  
 Map #: 31,36,39,40,52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

UNIT 82 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1 Units | 145000 | 0.00000    | 100          |        | 145,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY                      Cls BC                      Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2000 SF      Floor Area = 2563 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,000 |          |            |
| 1 Story    | Siding   | Overhang    | 63    |          |            |
|            |          | Total:      |       | 412,732  | 408,603    |

## Other Additions/Adjustments

### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |

### Porches

|                |     |       |       |
|----------------|-----|-------|-------|
| WCP (1 Story)  | 78  | 5,738 | 5,681 |
| WPP            | 285 | 6,997 | 6,927 |
| WSEP (1 Story) | 113 | 9,115 | 9,024 |

### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 285 | 5,444 | 5,390 |
|--------------|-----|-------|-------|

### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 686 | 42,271 | 41,848 |
| Storage Over Garage | 520 | 9,183  | 9,091  |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,355 |
|-------------------|---|-------|-------|

Totals:                      524,502                      519,256

### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 1,142,363  
 80% Completed => Est. True Cash Value 2026 = 913,891

2026 Est. T.C.V. 006-860-082-00                      = 1,058,891

Est. TCV/Total Floor Area = 413.15, Most recent sale 02/02/2024 for 145,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |        |  |
|---------------|------------|---------|--------------|----------------|--------|--|
| 139,600       | 139,600    | 139,600 | 139,600      | 2.70           |        |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses |  |
| 372,600       | 17,200     | 0       | 372,600      | 3,769          | 0      |  |

Parcel Number: 45-006-860-082-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 529,400       | 529,400 | 529,400 | 515,969 | 515,969     | 0       |

|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-083-00     | 2026 Est. T.C.V.    | SOUCHEREAU KEITH DAVID & |
| Property Class: 401   |                     | 13 FROG POND             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L875 P640/05 UNIT 83 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front | Depth | Rate       | %Adj. | Reason       | Value   |
|---------------------------|----------|-------------|-------|-------|------------|-------|--------------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1     | Units | 145000.00  | 000   | 100          | 145,000 |
|                           | 0.00     | Total Acres |       |       | Total Est. |       | Land Value = | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 2005 SF Floor Area = 2005 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 2,005  |          |            |
|         |          |             | Total: | 339,515  | 336,118    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,115  |
| 3 Fixture Bath     | 2 | 13,432 | 13,298 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 108 | 6,983 | 6,913 |
| WPP           | 306 | 7,170 | 7,098 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 605 | 38,647 | 38,261 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,895 |
| Water Well, 150 Feet | 1 | 9,557 | 9,461 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,355 |
|-------------------|---|-------|-------|

Totals: 425,337 421,082

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 926,380  
80% Completed => Est. True Cash Value 2026 = 741,104

2026 Est. T.C.V. 006-860-083-00 = 886,104

Est. TCV/Total Floor Area = 441.95, Most recent sale 11/05/2021 for 112,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 118,400                 | 118,400 | 118,400   | 97,372         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 311,600                 | 13,100  | 0         | 311,600        | 2,629       | 0       |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 443,100                 | 443,100 | 443,100   | 411,601        | 411,601     | 0       |

|                       |                     |                              |
|-----------------------|---------------------|------------------------------|
| 45-006-860-084-00     | 2026 Est. T.C.V.    | GROVER MARK & VICTORIA TRUST |
| Property Class: 401   |                     | 14 FROG POND                 |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

UNIT 84 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1 Units | 145000 | 0.00000    | 100          |        | 145,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1813 SF Floor Area = 1813 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,813  |          |            |
|         |          |             | Total: | 309,577  | 294,098    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,029 |
| 3 Fixture Bath     | 1 | 6,716 | 6,380 |
| 2 Fixture Bath     | 1 | 4,500 | 4,275 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 70  | 5,357 | 5,089 |
| WPP           | 261 | 6,875 | 6,531 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 159 | 3,709 | 3,524 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

|             |     |        |        |
|-------------|-----|--------|--------|
| Base Cost   | 518 | 29,355 | 27,887 |
| Door Opener | 2   | 1,343  | 1,276  |

##### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| Public Sewer         | 1 | 1,914 | 1,818 |
| Water Well, 100 Feet | 1 | 6,514 | 6,188 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

##### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 4,399 | 4,179 |
|-------------------|---|-------|-------|

Totals: 386,371 367,051

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 807,512

2026 Est. T.C.V. 006-860-084-00 = 952,512

Est. TCV/Total Floor Area = 525.38, Most recent sale 05/17/2024 for 850,000

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 415,500                 | 415,500 | 415,500   | 415,500        | 2.70        |         |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |
| 0                       | 60,800  | 0         | 11,218         | 0           |         |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 476,300                 | 476,300 | 476,300   | 426,718        | 426,718     | 0       |

|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-087-00     | 2026 Est. T.C.V.    | KREBS FRANC J & MARY ANN |
| Property Class: 401   |                     | 17 FROG POND             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L850 P557/05 L922 P60/06 UNIT 87 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND  
 L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832  
 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|---------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1 Units | 145000 | 0.00000    | 100          |        | 145,000 |
|                           | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 145,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1835 SF Floor Area = 2435 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,835 |          |            |
| 1 Story    | Siding   | Overhang    | 141   |          |            |
|            |          | Total:      |       | 380,838  | 308,479    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 1,730  |
| 3 Fixture Bath     | 2 | 13,432 | 10,880 |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 70  | 5,357 | 4,339 |
| WPP           | 276 | 6,961 | 5,638 |
| WPP           | 135 | 4,849 | 3,928 |

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 484 | 33,004 | 26,733 |
| Storage Over Garage | 242 | 4,274  | 3,462  |
| Door Opener         | 2   | 1,343  | 1,088  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 1,914 | 1,550 |
| Public Sewer | 1 | 1,914 | 1,550 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,221 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 459,999 372,599

#### Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 2.200 => TCV: 819,718

2026 Est. T.C.V. 006-860-087-00 = 964,718

Est. TCV/Total Floor Area = 396.19, Most recent sale 11/17/2006 for 550,000

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 409,500       | 409,500    | 409,500 | 294,853      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 72,900     | 0       | 0            | 7,961          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 482,400       | 482,400    | 482,400 | 302,814      | 302,814        | 302,814 |  |

|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-088-00     | 2026 Est. T.C.V.    | KREBS FRANC J & MARY ANN |
| Property Class: 402   |                     | 18 FROG POND             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L921 P871/06 UNIT 88 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L672  
P959-988/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description               | Frontage | Depth       | Front   | Depth | Rate                    | %Adj.   | Reason | Value   |
|---------------------------|----------|-------------|---------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS FROG POND UNIT |          |             | 1 Units |       | 145000                  | 0.00000 | 100    | 145,000 |
|                           | 0.00     | Total Acres |         |       | Total Est. Land Value = |         |        | 145,000 |

2026 Est. T.C.V. 006-860-088-00 = 145,000

Est. TCV/Total Floor Area = 59.55, Most recent sale 11/17/2006 for 152,500

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 70,000                  | 70,000 | 70,000    | 48,972         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 2,500  | 0         | 1,322          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 72,500                  | 72,500 | 72,500    | 50,294         | 50,294      | 0       |  |

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-089-00     | 2026 Est. T.C.V.    | HOHLE DAVID D & CAROL J |
| Property Class: 401   |                     | 1 CRYSTAL BEND          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L750 P274/03 UNIT 89 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS CRYSTAL BEND |          |             | 1 Units | 160000 | 0.00000    | 100          |        | 160,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 160,000 |

#### Land Improvement Cost Estimates

| Description                       | Rate  | Size | % Good            | Cash Value |
|-----------------------------------|-------|------|-------------------|------------|
| D/W/P: Flagstone/Sand             | 26.62 | 193  | 95                | 4,881      |
| Total Estimated Land Improvements |       |      | True Cash Value = | 4,881      |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2023

(11) Heating System: Forced Heat & Cool

Ground Area = 1654 SF Floor Area = 2286 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 1,654 |          |            |
| 1 Story    | Siding   | Overhang    | 218   |          |            |
|            |          | Total:      |       | 356,297  | 352,733    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 2,136 | 2,115 |
| 3 Fixture Bath     | 1 | 6,716 | 6,649 |
| 2 Fixture Bath     | 1 | 4,500 | 4,455 |

##### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 100 Feet | 1 | 6,514  | 6,449  |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 51 | 4,262 | 4,219 |
|---------------|----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 641 | 40,248 | 39,846 |
| Common Wall: 1 Wall | 1   | -3,064 | -3,033 |
| Door Opener         | 1   | 672    | 665    |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,936 |
|------------------|---|-------|-------|

##### Deck

|              |     |        |        |
|--------------|-----|--------|--------|
| Treated Wood | 835 | 11,498 | 11,383 |
|--------------|-----|--------|--------|

##### Local Cost Items

|                    |   |   |   |            |
|--------------------|---|---|---|------------|
| SOLAR POWER <150KW | 1 | 1 | 1 | *100% Good |
|--------------------|---|---|---|------------|

Totals: 444,636 440,189

#### Notes:

ECF (H863 CRYSTAL BEND) 2.200 => TCV: 968,416

2026 Est. T.C.V. 006-860-089-00 = 1,133,297

Est. TCV/Total Floor Area = 495.76, Most recent sale 10/09/2020 for 149,000

|               |         |         |              |      |
|---------------|---------|---------|--------------|------|
| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
| 485,300       | 485,300 | 485,300 | 399,553      | 2.70 |

Parcel Number: 45-006-860-089-00

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|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 0        | 81,300         | 0       | 0         | 10,787         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 566,600  | 566,600        | 566,600 | 410,340   | 410,340        | 410,340 |



|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-090-00     | 2026 Est. T.C.V.    | GARRETT JOANNE M     |
| Property Class: 402   |                     | 2 CRYSTAL BEND       |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

UNIT 90 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND  
 L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate   | %Adj.   | Reason                  | Value   |
|-------------------------|----------|-------|-------------|-------|--------|---------|-------------------------|---------|
| 4860 WOODS CRYSTAL BEND |          |       | 1 Units     |       | 160000 | 0.00000 | 100                     | 160,000 |
|                         |          | 0.00  | Total Acres |       |        |         | Total Est. Land Value = | 160,000 |

2026 Est. T.C.V. 006-860-090-00 = 160,000

Est. TCV/Total Floor Area = 69.99, Most recent sale 11/21/2018 for 124,656

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 80,000                  | 80,000 | 80,000 | 77,325       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 2,087          | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 80,000                  | 80,000 | 80,000 | 79,412       | 79,412         | 0       |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-091-00     | 2026 Est. T.C.V.    | GARRETT JOANNE M     |
| Property Class: 401   |                     | 3 CRYSTAL BEND       |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L865 P318/05 UNIT 91 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS CRYSTAL BEND |          |             | 1 Units | 160000 | 0.00000    | 100          |        | 160,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 160,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2006

(11) Heating System: Forced Heat & Cool  
Ground Area = 2144 SF Floor Area = 3200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.25 Story | Siding   | Crawl Space | 2,144 |          |            |
| 1 Story    | Siding   | Overhang    | 389   |          |            |
| 1 Story    | Siding   | Overhang    | 131   |          |            |
|            |          | Total:      |       | 497,603  | 422,941    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 3 | 30,826 | 26,202 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |
| Separate Shower    | 1 | 3,123  | 2,655  |

##### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| WCP (1 Story) | 63  | 5,567 | 4,732 |
| WPP           | 156 | 5,989 | 5,091 |

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 668 | 9,933 | 8,443 |
|--------------|-----|-------|-------|

##### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 766 | 54,057 | 45,948 |
| Common Wall: 2 Wall | 1   | -7,168 | -6,093 |
| Door Opener         | 2   | 1,504  | 1,278  |

##### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

##### Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Interior 2 Story | 1 | 9,604 | 8,163 |
|------------------|---|-------|-------|

##### Local Cost Items

|                    |   |   |   |           |
|--------------------|---|---|---|-----------|
| SOLAR POWER <150KW | 1 | 1 | 1 |           |
| GENERATOR          | 1 | 1 | 1 | *97% Good |

Totals: 632,397 537,514

#### Notes:

ECF (H863 CRYSTAL BEND) 2.200 => TCV: 1,182,531

2026 Est. T.C.V. 006-860-091-00 = 1,342,531  
Est. TCV/Total Floor Area = 419.54, Most recent sale 11/09/2018 for 733,950

Parcel Number: 45-006-860-091-00

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|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 573,600  | 573,600        | 573,600 | 417,160      | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 0        | 97,700         | 0       | 0            | 11,263         | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 671,300  | 671,300        | 671,300 | 428,423      | 428,423        | 428,423 |

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 45-006-860-092-00     | 2026 Est. T.C.V.    | MORRIS LAWRENCE D TRUST |
| Property Class: 401   |                     | 4 CRYSTAL BEND          |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

L761 P27/03 UNIT 92 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS CRYSTAL BEND |          |             | 1 Units | 160000 | 0.00000    | 100          |        | 160,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 160,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool  
Ground Area = 1713 SF Floor Area = 2570 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

#### Building Areas

| Stories   | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|-----------|----------|-------------|--------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,713  |          |            |
|           |          |             | Total: | 376,340  | 357,522    |

#### Other Additions/Adjustments

##### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 2,136  | 2,029  |
| 3 Fixture Bath     | 2 | 13,432 | 12,760 |
| 2 Fixture Bath     | 1 | 4,500  | 4,275  |

##### Porches

|               |    |       |       |
|---------------|----|-------|-------|
| WCP (1 Story) | 53 | 4,390 | 4,170 |
|---------------|----|-------|-------|

##### Deck

|              |     |       |       |
|--------------|-----|-------|-------|
| Treated Wood | 624 | 9,098 | 8,643 |
|--------------|-----|-------|-------|

##### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                       |     |        |        |
|-----------------------|-----|--------|--------|
| Base Cost             | 669 | 41,518 | 39,442 |
| Common Wall: 1.5 Wall | 1   | -4,596 | -4,366 |
| Door Opener           | 2   | 1,343  | 1,276  |

##### Water/Sewer

|                     |   |       |       |
|---------------------|---|-------|-------|
| Public Sewer        | 1 | 1,914 | 1,818 |
| Water Well, 50 Feet | 1 | 3,418 | 3,247 |

##### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 3,976 | 3,777 |
|------------------|---|-------|-------|

Totals: 457,469 434,593

#### Notes:

ECF (H863 CRYSTAL BEND) 2.200 => TCV: 956,105

2026 Est. T.C.V. 006-860-092-00 = 1,116,105

Est. TCV/Total Floor Area = 434.28, Most recent sale 01/07/2016 for 163,500

| 2025 Assessed | MBOR       | S.E.V.  | Base for Cap | IRM            |         |  |
|---------------|------------|---------|--------------|----------------|---------|--|
| 477,700       | 477,700    | 477,700 | 345,444      | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 0             | 80,400     | 0       | 0            | 9,326          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 558,100       | 558,100    | 558,100 | 354,770      | 354,770        | 0       |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-093-00     | 2026 Est. T.C.V.    | KASPER TERI L TRUST  |
| Property Class: 402   |                     | 5 CRYSTAL BEND       |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L739 P170/03 UNIT 93 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659  
 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493  
 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

# Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth | Front       | Depth | Rate                    | %Adj.   | Reason | Value   |
|-------------------------|----------|-------|-------------|-------|-------------------------|---------|--------|---------|
| 4860 WOODS CRYSTAL BEND |          |       | 1 Units     |       | 160000                  | 0.00000 | 100    | 160,000 |
|                         |          | 0.00  | Total Acres |       | Total Est. Land Value = |         |        | 160,000 |

2026 Est. T.C.V. 006-860-093-00 = 160,000

Est. TCV/Total Floor Area = 62.26, Most recent sale 07/23/2018 for 179,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 80,000                  | 80,000 | 80,000    | 77,325         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 2,087          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 80,000                  | 80,000 | 80,000    | 79,412         | 79,412      | 0       |  |

|                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 45-006-860-094-00     | 2026 Est. T.C.V.    | KASPER TERI L TRUST  |
| Property Class: 401   |                     | 6 CRYSTAL BEND       |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

L744 P415/03 L837 P227/04 L856 P535&559/05 L891 P647&668/06 UNIT 94 WOODSTONE  
 CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD  
 AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH  
 AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj. | Reason       | Value   |
|-------------------------|----------|-------------|---------|--------|------------|-------|--------------|---------|
| 4860 WOODS CRYSTAL BEND |          |             | 1 Units | 160000 | 0.00000    | 100   |              | 160,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. |       | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1343 SF Floor Area = 2650 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories    | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|------------|----------|-------------|-------|----------|------------|
| 1.75 Story | Siding   | Crawl Space | 1,343 |          |            |
| 1 Story    | Siding   | Overhang    | 300   |          |            |
|            |          | Total:      |       | 408,746  | 347,437    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,768  |
| 3 Fixture Bath     | 2 | 20,550 | 17,467 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 42  | 4,089  | 3,476  |
| WCP (1 Story) | 72  | 6,096  | 5,182  |
| WPP           | 458 | 12,105 | 10,289 |
| WPP           | 231 | 7,441  | 6,325  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 45,468 | 38,648 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,046 |
| Door Opener         | 2   | 1,504  | 1,278  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 5,272 | 4,481 |
|-------------------|---|-------|-------|

#### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 529,045 449,690

#### Notes:

ECF (H863 CRYSTAL BEND) 2.200 => TCV: 989,318

2026 Est. T.C.V. 006-860-094-00 = 1,149,318

Est. TCV/Total Floor Area = 433.70, Most recent sale 02/15/2006 for 728,104

| 2025 Assessed | MBOR    | S.E.V.  | Base for Cap | IRM  |
|---------------|---------|---------|--------------|------|
| 489,500       | 489,500 | 489,500 | 370,807      | 2.70 |

| 2026 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|-----|----------------|------|-----------|----------------|--------|
|------|-----|----------------|------|-----------|----------------|--------|

Parcel Number: 45-006-860-094-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 85,200  | 0       | 0       | 10,011      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 574,700       | 574,700 | 574,700 | 380,818 | 380,818     | 380,818 |

|                       |                     |                          |
|-----------------------|---------------------|--------------------------|
| 45-006-860-095-00     | 2026 Est. T.C.V.    | MOROZ DENNIS E & LINDA J |
| Property Class: 401   |                     | 7 CRYSTAL BEND           |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636     |

L698 P504 L698 P505/03 L872 P804/05 L876 P857/05 L943 P923&925/07 UNIT 95  
 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672  
 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W  
 L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth       | Front   | Depth  | Rate       | %Adj.        | Reason | Value   |
|-------------------------|----------|-------------|---------|--------|------------|--------------|--------|---------|
| 4860 WOODS CRYSTAL BEND |          |             | 1 Units | 160000 | 0.00000    | 100          |        | 160,000 |
|                         | 0.00     | Total Acres |         |        | Total Est. | Land Value = |        | 160,000 |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1343 SF Floor Area = 2392 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,343 |          |            |
| 1 Story   | Siding   | Overhang    | 377   |          |            |
|           |          | Total:      |       | 379,104  | 341,197    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |        |
|--------------------|---|--------|--------|
| Average Fixture(s) | 1 | 3,257  | 2,931  |
| 3 Fixture Bath     | 4 | 41,101 | 36,991 |
| 2 Fixture Bath     | 1 | 6,850  | 6,165  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 42  | 4,089  | 3,680  |
| WCP (1 Story) | 72  | 6,096  | 5,486  |
| WPP           | 458 | 12,105 | 10,894 |
| WPP           | 231 | 7,441  | 6,697  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 45,468 | 40,921 |
| Common Wall: 1 Wall | 1   | -3,584 | -3,226 |
| Door Opener         | 2   | 1,504  | 1,354  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,980 |
| Public Sewer | 1 | 2,200 | 1,980 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 6,165 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |       |       |
|-------------------|---|-------|-------|
| Direct-Vented Gas | 1 | 5,272 | 4,745 |
|-------------------|---|-------|-------|

#### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 519,954 467,961

Notes: LIVING OVER GARAGE

ECF (H863 CRYSTAL BEND) 2.200 => TCV: 1,029,514

2026 Est. T.C.V. 006-860-095-00 = 1,189,514

Est. TCV/Total Floor Area = 497.29, Most recent sale 06/20/2008 for 665,000

| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 508,400       | 508,400            | 508,400 | 391,471      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |



Parcel Number: 45-006-860-095-00

Page: 2

|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 86,400  | 0       | 0       | 10,569      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 594,800       | 594,800 | 594,800 | 402,040 | 402,040     | 402,040 |

|                       |                     |                            |
|-----------------------|---------------------|----------------------------|
| 45-006-860-096-00     | 2026 Est. T.C.V.    | ORIEL PATRICK J & SHARON L |
| Property Class: 401   |                     | 8 CRYSTAL BEND             |
| Map #: 31,36,39,40,52 | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

L744 P415/03 L837 P229&231/04 UNIT 96 WOODSTONE CONDOMINIUM REC L599 P88/1ST  
 AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND  
 L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

#### Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

\* Factors \*

| Description             | Frontage | Depth       | Front | Depth | Rate       | %Adj.   | Reason       | Value   |
|-------------------------|----------|-------------|-------|-------|------------|---------|--------------|---------|
| 4860 WOODS CRYSTAL BEND |          |             | 1     | Units | 160000     | 0.00000 | 100          | 160,000 |
|                         | 0.00     | Total Acres |       |       | Total Est. |         | Land Value = | 160,000 |

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1214 SF Floor Area = 2428 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 2 Story | Siding   | Crawl Space | 1,214  |          |            |
|         |          |             | Total: | 395,443  | 336,088    |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |        |       |
|--------------------|---|--------|-------|
| Average Fixture(s) | 1 | 3,257  | 2,768 |
| 3 Fixture Bath     | 1 | 10,275 | 8,734 |
| 2 Fixture Bath     | 1 | 6,850  | 5,822 |
| Separate Shower    | 1 | 3,123  | 2,655 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WSEP (1 Story) | 159 | 13,528 | 11,499 |
| WCP (1 Story)  | 80  | 6,510  | 5,533  |
| WPP            | 159 | 6,064  | 5,154  |
| WPP            | 419 | 11,083 | 9,421  |
| WPP            | 120 | 4,962  | 4,218  |

#### Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 600 | 45,468 | 38,648 |
| Storage Over Garage | 300 | 6,387  | 5,429  |
| Door Opener         | 2   | 1,504  | 1,278  |

#### Water/Sewer

|              |   |       |       |
|--------------|---|-------|-------|
| Public Water | 1 | 2,200 | 1,870 |
| Public Sewer | 1 | 2,200 | 1,870 |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 6,850 | 5,822 |
|------------------|---|-------|-------|

#### Fireplaces

|                   |   |        |       |
|-------------------|---|--------|-------|
| Direct-Vented Gas | 2 | 10,543 | 8,962 |
|-------------------|---|--------|-------|

#### Local Cost Items

|                    |   |   |   |
|--------------------|---|---|---|
| SOLAR POWER <150KW | 1 | 1 | 1 |
|--------------------|---|---|---|

Totals: 536,248 455,772

#### Notes:

ECF (H863 CRYSTAL BEND) 2.200 => TCV: 1,002,698

2026 Est. T.C.V. 006-860-096-00 = 1,162,698

Est. TCV/Total Floor Area = 478.87, Most recent sale 07/02/2003 for 0

| 2025 Assessed | MBOR               | S.E.V.  | Base for Cap | IRM            |        |
|---------------|--------------------|---------|--------------|----------------|--------|
| 495,800       | 495,800            | 495,800 | 383,268      | 2.70           |        |
| 2026          | New Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses |

Parcel Number: 45-006-860-096-00

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|               |         |         |         |             |         |
|---------------|---------|---------|---------|-------------|---------|
| 0             | 85,500  | 0       | 0       | 10,348      | 0       |
| 2026 Assessed | MBOR    | S.E.V.  | Capped  | ->Taxable<- | PRE/MBT |
| 581,300       | 581,300 | 581,300 | 393,616 | 393,616     | 393,616 |

45-006-861-003-00                      2026 Est. T.C.V.                      LENHARDT TERRENCE J & SUSAN M  
 Property Class: 401                      6286 W KRULL CT  
 Map #: 52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

UNIT 3 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889,  
 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND  
 AMEND  
 SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
 Parent Parcel(s): 006-127-039-00;  
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
 006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
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#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 396.12 | 1.0000 | 0.9769 | 2000 | 100   |                         | 195,373 |
| 100 Actual Front Feet, 0.91 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 195,373 |

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY                      Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2080 SF      Floor Area = 2984 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories    | Exterior | Foundation | Size  | Cost New | Depr. Cost |
|------------|----------|------------|-------|----------|------------|
| 1.25 Story | Siding   | Basement   | 2,080 |          |            |
| 1 Story    | Siding   | Overhang   | 384   |          |            |
|            |          | Total:     |       | 406,599  | 402,580    |

#### Other Additions/Adjustments

|                                         |   |       |       |
|-----------------------------------------|---|-------|-------|
| Basement, Outside Entrance, Below Grade | 2 | 5,562 | 5,506 |
|-----------------------------------------|---|-------|-------|

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,436 |
| 3 Fixture Bath     | 2 | 9,133 | 9,042 |
| 2 Fixture Bath     | 1 | 3,056 | 3,025 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 2000 Gal Septic      | 1 | 9,503 | 9,408 |
| Water Well, 150 Feet | 1 | 8,608 | 8,522 |

#### Porches

|                |     |        |        |
|----------------|-----|--------|--------|
| WGEP (1 Story) | 507 | 35,891 | 35,532 |
| WPP            | 84  | 2,955  | 2,925  |
| WCP (1 Story)  | 198 | 8,595  | 8,509  |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 674 | 32,898 | 32,569 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,614 |
| Door Opener         | 2   | 1,075  | 1,064  |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,739 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 525,453 | 520,243 |
|---------|---------|---------|

#### Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,144,535  
 80% Completed => Est. True Cash Value 2026 = 915,628

2026 Est. T.C.V. 006-861-003-00                      = 1,111,001

Parcel Number: 45-006-861-003-00

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 Est. TCV/Total Floor Area = 372.32, Most recent sale 11/05/2021 for 155,000

|               |                |         |              |                |         |  |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |  |
| 140,100       | 140,100        | 140,100 | 79,341       | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |  |
| 405,900       | 9,500          | 0       | 405,900      | 2,142          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |  |
| 555,500       | 555,500        | 555,500 | 487,383      | 487,383        | 0       |  |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-861-004-00   | 2026 Est. T.C.V.    | SCHROEDER KURT N & SARA W |
| Property Class: 402 |                     | W KRULL CT                |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

UNIT 4 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889,  
 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND  
 AMEND  
 SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
 Parent Parcel(s): 006-127-039-00;  
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
 006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
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# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 100.00   | 380.97 | 1.0000 | 0.9674 | 2000       | 100   |              | 193,477 |
| 100 Actual Front Feet, 0.88 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 193,477 |

2026 Est. T.C.V. 006-861-004-00 = 193,477

Est. TCV/Total Floor Area = 64.84, Most recent sale 03/10/2022 for 150,000

|                         |        |           |                |             |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
| 96,700                  | 96,700 | 96,700    | 57,591         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,554          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 96,700                  | 96,700 | 96,700    | 59,145         | 59,145      | 0       |  |

45-006-861-005-00                      2026 Est. T.C.V.                      SCHAEFER MICHAEL J & ALYSSA L  
 Property Class: 402                      W KRULL CT  
 Map #: 52                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

UNIT 5 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889,  
 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND  
 AMEND  
 SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
 Parent Parcel(s): 006-127-039-00;  
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
 006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
 -----

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|-----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                          | 100.00   | 347.11 | 1.0000 | 0.9451 | 2000       | 100   |              | 189,027 |
| 100 Actual Front Feet, 0.80 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 189,027 |

2026 Est. T.C.V. 006-861-005-00 = 189,027

Est. TCV/Total Floor Area = 63.35, Most recent sale 12/22/2023 for 120,000

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 94,500                  | 94,500 | 94,500    | 68,252         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0      | 0         | 1,842          | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 94,500                  | 94,500 | 94,500    | 70,094         | 70,094      | 0       |  |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-861-006-00   | 2026 Est. T.C.V.    | GREINER COLIN F & KOHNSTAMM SARAH |
| Property Class: 401 |                     | 6120 W KRULL CT                   |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

UNIT 6 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889,  
 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN 2022006687 2ND  
 AMEND  
 SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
 Parent Parcel(s): 006-127-039-00;  
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
 006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
 -----

#### Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 339.64 | 1.0000 | 0.9400 | 2000 | 100   |                         | 188,002 |
| 100 Actual Front Feet, 0.78 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 188,002 |

#### Land Improvement Cost Estimates

| Description                                         | Rate | Size | % Good | Cash Value |
|-----------------------------------------------------|------|------|--------|------------|
| D/W/P: Crushed Rock                                 | 2.31 | 4000 | 50     | 4,620      |
| Total Estimated Land Improvements True Cash Value = |      |      |        | 4,620      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2022

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1693 SF Floor Area = 1693 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

#### Building Areas

| Stories | Exterior | Foundation | Size   | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding   | Basement   | 1,693  |          |            |
|         |          |            | Total: | 269,380  | 263,992    |

#### Other Additions/Adjustments

|                                         |      |        |        |
|-----------------------------------------|------|--------|--------|
| Recreation Room                         | 1401 | 27,095 | 26,553 |
| Basement, Outside Entrance, Below Grade | 1    | 2,781  | 2,725  |

#### Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,422 |
| 3 Fixture Bath     | 1 | 4,567 | 4,476 |
| Separate Shower    | 1 | 1,336 | 1,309 |

#### Water/Sewer

|                      |   |       |       |
|----------------------|---|-------|-------|
| 1000 Gal Septic      | 1 | 4,782 | 4,686 |
| Water Well, 100 Feet | 1 | 5,847 | 5,730 |

#### Porches

|               |     |       |       |
|---------------|-----|-------|-------|
| CCP (1 Story) | 51  | 1,640 | 1,607 |
| WPP           | 166 | 4,444 | 4,355 |

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 576 | 29,341 | 28,754 |
| Common Wall: 1 Wall | 1   | -2,640 | -2,587 |
| Door Opener         | 1   | 537    | 526    |

#### Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 2,712 |
|------------------|---|-------|-------|

|         |         |         |
|---------|---------|---------|
| Totals: | 353,328 | 346,260 |
|---------|---------|---------|

Notes:



Parcel Number: 45-006-861-006-00

Page: 2

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 2.200 =&gt; TCV: 761,772

|                                                                             |         |                |
|-----------------------------------------------------------------------------|---------|----------------|
| 2026 Est. T.C.V. 006-861-006-00                                             | =       | 954,394        |
| Est. TCV/Total Floor Area = 563.73, Most recent sale 01/21/2022 for 100,000 |         |                |
| 2025 Assessed                                                               | MBOR    | S.E.V.         |
| 410,700                                                                     | 410,700 | 410,700        |
|                                                                             |         | Base for Cap   |
|                                                                             |         | IRM            |
|                                                                             |         | 350,854        |
|                                                                             |         | 2.70           |
| 2026 New Eq. Adjustment                                                     | Loss    | Additions      |
| 0                                                                           | 66,500  | 0              |
|                                                                             |         | Tax Adjustment |
|                                                                             |         | 9,473          |
| 2026 Assessed                                                               | MBOR    | S.E.V.         |
| 477,200                                                                     | 477,200 | 477,200        |
|                                                                             |         | Capped         |
|                                                                             |         | ->Taxable<-    |
|                                                                             |         | PRE/MBT        |
|                                                                             |         | 360,327        |
|                                                                             |         | 360,327        |
|                                                                             |         | 0              |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-861-007-00   | 2026 Est. T.C.V.    | CONWAY PATRICK M & CHERYL L |
| Property Class: 402 |                     | W KRULL CT                  |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

UNIT 7 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889,  
 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND  
 AMEND  
 SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
 Parent Parcel(s): 006-127-039-00;  
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
 006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
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# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                             | Frontage | Depth  | Front  | Depth  | Rate | %Adj. | Reason                  | Value   |
|-----------------------------------------|----------|--------|--------|--------|------|-------|-------------------------|---------|
| C 100' @ 2000/                          | 100.00   | 505.02 | 1.0000 | 1.0380 | 2000 | 100   |                         | 207,604 |
| 100 Actual Front Feet, 1.16 Total Acres |          |        |        |        |      |       | Total Est. Land Value = | 207,604 |

2026 Est. T.C.V. 006-861-007-00 = 207,604

Est. TCV/Total Floor Area = 122.62, Most recent sale 09/02/2021 for 132,500

| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 103,800                 | 103,800 | 103,800   | 36,941         | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 0         | 997            | 0           |         |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 103,800                 | 103,800 | 103,800   | 37,938         | 37,938      | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-861-008-00   | 2026 Est. T.C.V.    | HEMPHILL THEOLA K IRREVOCABLE TRUST |
| Property Class: 402 |                     | W KRULL CT                          |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

UNIT 8 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889,  
 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND  
 AMEND  
 SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
 Parent Parcel(s): 006-127-039-00;  
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
 006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
 -----

# Land Value Estimates for Land Table 4120.4120 RESI

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate       | %Adj. | Reason       | Value   |
|----------------------------------------|----------|--------|--------|--------|------------|-------|--------------|---------|
| C 100' @ 2000/                         | 93.33    | 516.20 | 1.0174 | 1.0437 | 2000       | 100   |              | 198,211 |
| 93 Actual Front Feet, 1.11 Total Acres |          |        |        |        | Total Est. |       | Land Value = | 198,211 |

2026 Est. T.C.V. 006-861-008-00 = 198,211

Est. TCV/Total Floor Area = 117.08

| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 99,100                  | 99,100 | 99,100 | 15,230       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 0      | 0            | 411            | 0       |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 99,100                  | 99,100 | 99,100 | 15,641       | 15,641         | 0       |  |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-862-001-00   | 2026 Est. T.C.V.    | HEMPHILL THEOLA K IRREVOCABLE TRUST |
| Property Class: 401 |                     | 6375 S KRULL LN                     |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

UNIT 1 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN  
ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620  
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
Parent Parcel(s): 006-127-039-00;  
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
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Land Value Estimates for Land Table 4080.4080 BIG GLEN  
\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 95.71    | 396.11 | 1.0000 | 0.8673 | 21000 | 100   |        | 1,743,239                         |
| 96 Actual Front Feet, 0.87 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,743,239 |

Land Improvement Cost Estimates

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| D/W/P: 4in Concrete                                 | 7.10     | 1135 | 100    | 8,059      |
| Residential Local Cost Land Improvements            |          |      |        |            |
| Description                                         | Rate     | Size | % Good | Cash Value |
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 2    | 100    | 10,000     |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 18,059     |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-10 Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1327 SF Floor Area = 1327 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

| Stories | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|---------|----------|-------------|-------|----------|------------|
| 1 Story | Siding   | Crawl Space | 1,327 |          |            |
| Total:  |          |             |       | 163,944  | 111,467    |

Other Additions/Adjustments

Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 987   |
| 3 Fixture Bath     | 1 | 4,567 | 3,106 |

Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,252 |
|-----------------|---|-------|-------|

Garages

Class: C Exterior: Pole (Unfinished)

|             |      |        |        |
|-------------|------|--------|--------|
| Door Opener | 1    | 537    | 365    |
| Base Cost   | 1280 | 30,874 | 20,994 |

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 460 | 18,736 | 12,740 |
| Common Wall: 1 Wall | 1   | -2,182 | -1,484 |
| Door Opener         | 1   | 537    | 365    |

Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,882 |
|------------------|---|-------|-------|

Fireplaces

|            |   |       |       |
|------------|---|-------|-------|
| Wood Stove | 1 | 2,552 | 1,735 |
|------------|---|-------|-------|

Totals: 228,565 155,409

Notes: 6375 SHIPMATE

ECF (4080 BIG GLEN) 2.700 => TCV: 419,604

Parcel Number: 45-006-862-001-00

Page: 2

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C-10 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 538 SF Floor Area = 538 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 538    |          |            |
|         |          |             | Total: | 71,928   | 50,346     |

## Other Additions/Adjustments

## Plumbing

|                    |   |       |       |
|--------------------|---|-------|-------|
| Average Fixture(s) | 1 | 1,451 | 1,016 |
|--------------------|---|-------|-------|

## Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,782 | 3,347 |
|-----------------|---|-------|-------|

## Built-Ins

|                  |   |       |       |
|------------------|---|-------|-------|
| Appliance Allow. | 1 | 2,767 | 1,937 |
|------------------|---|-------|-------|

## Fireplaces

|                  |   |       |       |
|------------------|---|-------|-------|
| Exterior 1 Story | 1 | 6,514 | 4,560 |
|------------------|---|-------|-------|

|         |        |        |
|---------|--------|--------|
| Totals: | 87,442 | 61,206 |
|---------|--------|--------|

Notes: WHITECAP

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 165,256

2026 Est. T.C.V. 006-862-001-00

= 2,346,158

Est. TCV/Total Floor Area = 1257.99

|               |           |           |
|---------------|-----------|-----------|
| 2025 Assessed | MBOR      | S.E.V.    |
| 1,117,900     | 1,117,900 | 1,117,900 |

|              |      |
|--------------|------|
| Base for Cap | IRM  |
| 159,011      | 2.70 |

|                         |        |
|-------------------------|--------|
| 2026 New Eq. Adjustment | Loss   |
| 4,100                   | 51,100 |
|                         | 0      |

|           |                |        |
|-----------|----------------|--------|
| Additions | Tax Adjustment | Losses |
| 4,100     | 4,293          | 0      |

|               |           |           |
|---------------|-----------|-----------|
| 2026 Assessed | MBOR      | S.E.V.    |
| 1,173,100     | 1,173,100 | 1,173,100 |

|         |             |         |
|---------|-------------|---------|
| Capped  | ->Taxable<- | PRE/MBT |
| 167,404 | 167,404     | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-862-002-00   | 2026 Est. T.C.V.    | HEMPHILL THEOLA K IRREVOCABLE TRUST |
| Property Class: 401 |                     | 6383 S KRULL LN                     |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

UNIT 2 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN  
ARBOR TOWNSHIP LEE LANAU COUNTY MICHIGAN. AMEND 2024000620  
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
Parent Parcel(s): 006-127-039-00;  
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
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#### Land Value Estimates for Land Table 4080.4080 BIG GLEN

\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason                  | Value     |
|----------------------------------------|----------|--------|--------|--------|-------|-------|-------------------------|-----------|
| GROUP A 21000                          | 84.00    | 379.27 | 1.0000 | 0.8580 | 21000 | 100   |                         | 1,513,430 |
| 84 Actual Front Feet, 0.73 Total Acres |          |        |        |        |       |       | Total Est. Land Value = | 1,513,430 |

#### Land Improvement Cost Estimates

| Description         | Rate  | Size | % Good | Cash Value |
|---------------------|-------|------|--------|------------|
| D/W/P: Patio Blocks | 14.54 | 199  | 50     | 1,446      |

#### Residential Local Cost Land Improvements

| Description                                         | Rate     | Size | % Good | Cash Value |
|-----------------------------------------------------|----------|------|--------|------------|
| LAND IMPROVEMENTS 5                                 | 5,000.00 | 1    | 100    | 5,000      |
| Total Estimated Land Improvements True Cash Value = |          |      |        | 6,446      |

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 400 SF Floor Area = 400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

| Stories | Exterior | Foundation  | Size   | Cost New | Depr. Cost |
|---------|----------|-------------|--------|----------|------------|
| 1 Story | Siding   | Crawl Space | 400    |          |            |
|         |          |             | Total: | 52,846   | 31,706     |

#### Other Additions/Adjustments

#### Plumbing

|                    |   |       |     |
|--------------------|---|-------|-----|
| Average Fixture(s) | 1 | 1,007 | 604 |
|--------------------|---|-------|-----|

#### Water/Sewer

|                 |   |       |       |
|-----------------|---|-------|-------|
| 1000 Gal Septic | 1 | 4,191 | 2,515 |
|-----------------|---|-------|-------|

|                      |   |       |       |
|----------------------|---|-------|-------|
| Water Well, 100 Feet | 1 | 5,252 | 3,151 |
|----------------------|---|-------|-------|

#### Built-Ins

|                  |   |       |     |
|------------------|---|-------|-----|
| Appliance Allow. | 1 | 1,639 | 983 |
|------------------|---|-------|-----|

#### Deck

|              |    |     |     |
|--------------|----|-----|-----|
| Treated Wood | 20 | 877 | 526 |
|--------------|----|-----|-----|

|         |        |        |
|---------|--------|--------|
| Totals: | 65,812 | 39,485 |
|---------|--------|--------|

Notes: 6349 RANCHETTE

ECF (4080 BIG GLEN) 2.700 => TCV: 106,610

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts

Ground Area = 600 SF Floor Area = 600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

Parcel Number: 45-006-862-002-00

Page: 2

| Stories                     | Exterior | Foundation  | Size    | Cost New | Depr. Cost |
|-----------------------------|----------|-------------|---------|----------|------------|
| 1 Story                     | Siding   | Crawl Space | 600     |          |            |
|                             |          |             | Total:  | 75,716   | 45,431     |
| Other Additions/Adjustments |          |             |         |          |            |
| Plumbing                    |          |             |         |          |            |
| Average Fixture(s)          |          |             | 1       | 1,007    | 604        |
| Water/Sewer                 |          |             |         |          |            |
| 1000 Gal Septic             |          |             | 1       | 4,191    | 2,515      |
| Porches                     |          |             |         |          |            |
| CCP (1 Story)               |          |             | 60      | 1,613    | 968        |
| Built-Ins                   |          |             |         |          |            |
| Appliance Allow.            |          |             | 1       | 1,639    | 983        |
| Fireplaces                  |          |             |         |          |            |
| Exterior 1 Story            |          |             | 1       | 4,970    | 2,982      |
|                             |          |             | Totals: | 89,136   | 53,483     |

Notes:

ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 144,404

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 Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls C Blt 1956

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 821 SF Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

| Stories                                                    | Exterior | Foundation  | Size    | Cost New | Depr. Cost |
|------------------------------------------------------------|----------|-------------|---------|----------|------------|
| 1.5 Story                                                  | Siding   | Crawl Space | 821     |          |            |
|                                                            |          |             | Total:  | 155,102  | 93,061     |
| Other Additions/Adjustments                                |          |             |         |          |            |
| Plumbing                                                   |          |             |         |          |            |
| Average Fixture(s)                                         |          |             | 1       | 1,451    | 871        |
| Water/Sewer                                                |          |             |         |          |            |
| 1000 Gal Septic                                            |          |             | 1       | 4,782    | 2,869      |
| Porches                                                    |          |             |         |          |            |
| CGEP (1 Story)                                             |          |             | 84      | 7,309    | 4,385      |
| CPP                                                        |          |             | 24      | 670      | 402        |
| Deck                                                       |          |             |         |          |            |
| Treated Wood                                               |          |             | 40      | 1,571    | 943        |
| Treated Wood                                               |          |             | 50      | 1,723    | 1,034      |
| Garages                                                    |          |             |         |          |            |
| Class: C Exterior: Pole (Unfinished)                       |          |             |         |          |            |
| Door Opener                                                |          |             | 1       | 537      | 322        |
| Base Cost                                                  |          |             | 1200    | 28,944   | 17,366     |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) |          |             |         |          |            |
| Base Cost                                                  |          |             | 460     | 20,967   | 12,580     |
| Built-Ins                                                  |          |             |         |          |            |
| Appliance Allow.                                           |          |             | 1       | 2,767    | 1,660      |
| Fireplaces                                                 |          |             |         |          |            |
| Exterior 1 Story                                           |          |             | 1       | 6,514    | 3,908      |
|                                                            |          |             | Totals: | 232,337  | 139,401    |

Notes: 6383 LAKESIDE

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ECF (4080 BIG GLEN) 2.700 => TCV: 376,383

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2026 Est. T.C.V. 006-862-002-00 = 2,147,273

Est. TCV/Total Floor Area = 962.04

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 1,017,300     | 1,017,300      | 1,017,300 | 169,674      | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 56,300         | 0         | 0            | 4,581          | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 1,073,600     | 1,073,600      | 1,073,600 | 174,255      | 174,255        | 0       |  |



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-862-003-00   | 2026 Est. T.C.V.    | HEMPHILL THEOLA K IRREVOCABLE TRUST |
| Property Class: 401 |                     | 6387 S KRULL LN                     |
| Map #: 52           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

UNIT 3 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN  
ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620  
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;  
Parent Parcel(s): 006-127-039-00;  
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00,  
006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00,  
006-862-000-00, 006-862-001-00, 006-862-002-00, 006-862-003-00;  
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Land Value Estimates for Land Table 4080.4080 BIG GLEN  
\* Factors \*

| Description                            | Frontage | Depth  | Front  | Depth  | Rate  | %Adj. | Reason | Value                             |
|----------------------------------------|----------|--------|--------|--------|-------|-------|--------|-----------------------------------|
| GROUP A 21000                          | 70.00    | 488.60 | 1.0000 | 0.9140 | 21000 | 100   |        | 1,343,635                         |
| 70 Actual Front Feet, 0.79 Total Acres |          |        |        |        |       |       |        | Total Est. Land Value = 1,343,635 |

#### Land Improvement Cost Estimates

| Description           | Rate | Size | % Good | Cash Value |
|-----------------------|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.68 | 7200 | 50     | 13,248     |

#### Ad-Hoc Unit-In-Place Items

| Description                                         | Rate  | Size | % Good | Cash Value |
|-----------------------------------------------------|-------|------|--------|------------|
| /CI16/YARI/CHALF/10'/211                            | 32.75 | 56   | 50     | 917        |
| Total Estimated Land Improvements True Cash Value = |       |      |        | 14,165     |

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2025

(11) Heating System: Forced Heat & Cool  
Ground Area = 1841 SF Floor Area = 2840 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

#### Building Areas

| Stories   | Exterior | Foundation  | Size  | Cost New | Depr. Cost |
|-----------|----------|-------------|-------|----------|------------|
| 1.5 Story | Siding   | Crawl Space | 1,841 |          |            |
| 1 Story   | Siding   | Overhang    | 78    |          |            |
| Total:    |          |             |       | 409,253  | 405,160    |

#### Other Additions/Adjustments

#### Water/Sewer

|                      |   |        |        |
|----------------------|---|--------|--------|
| 2000 Gal Septic      | 1 | 10,880 | 10,771 |
| Water Well, 150 Feet | 1 | 9,557  | 9,461  |

#### Porches

|               |     |        |        |
|---------------|-----|--------|--------|
| WCP (1 Story) | 67  | 5,202  | 5,150  |
| WCP (1 Story) | 181 | 10,480 | 10,375 |
| WCP (1 Story) | 250 | 12,908 | 12,779 |

#### Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

|                     |     |        |        |
|---------------------|-----|--------|--------|
| Base Cost           | 822 | 47,955 | 47,475 |
| Storage Over Garage | 745 | 13,157 | 13,025 |

#### Deck

|                       |    |       |       |
|-----------------------|----|-------|-------|
| w/Roof (Roof portion) | 42 | 1,123 | 1,112 |
|-----------------------|----|-------|-------|

Totals: 520,515 515,308

#### Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,391,332  
20% Completed => Est. True Cash Value 2026 = 278,266

2026 Est. T.C.V. 006-862-003-00 = 1,636,066

Est. TCV/Total Floor Area = 576.08

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 45-006-862-003-00

Page: 2

|      |          |                |         |           |                |         |
|------|----------|----------------|---------|-----------|----------------|---------|
|      | 809,500  | 809,500        | 809,500 | 151,727   | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses  |
|      | 140,000  | 35,000         | 166,500 | 140,000   | 3,254          | 31,208  |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped    | ->Taxable<-    | PRE/MBT |
|      | 818,000  | 818,000        | 818,000 | 263,773   | 263,773        | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-898-001-01   | 2026 Est. T.C.V.    | AMERICAN TOWER CORPORATION |
| Property Class: 210 |                     | 6401 W STATE ST            |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.

# Land Value Estimates for Land Table .

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate %Adj. | Reason       | Value |
|-------------|----------|-------|-------------|-------|------------|--------------|-------|
|             |          | 0.00  | Total Acres |       | Total Est. | Land Value = | 0     |

## << 2026 Statement (Current Year Statement) >>

|        |             |
|--------|-------------|
| Bought | Bldgs. on   |
| During | Leased Land |
| 2006   | 80,190*103% |
| Prior  |             |
| Total  | 80,190      |
| TCV->  | 82,596      |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 80,190        | TBL  | 82,596     |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |        |      |        |                 |        |
|-----------------|--------|------|--------|-----------------|--------|
| Total Cost New= | 80,190 | TCV= | 82,596 | Assessed Value= | 41,300 |
|-----------------|--------|------|--------|-----------------|--------|

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-898-001-01 | = | 82,596 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 29.08

|               |            |        |              |                |         |  |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR       | S.E.V. | Base for Cap | IRM            |         |  |
| 47,300        | 47,300     | 47,300 | 37,780       | 2.70           |         |  |
| 2026 New Eq.  | Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0             | -6,000     | 0      | 0            | 1,020          | 0       |  |
| 2026 Assessed | MBOR       | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 41,300        | 41,300     | 41,300 | 38,800       | 38,800         | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-898-002-01   | 2026 Est. T.C.V.    | AT&T MOBILITY LLC    |
| Property Class: 210 |                     | 6401 W STATE ST      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.

# Land Value Estimates for Land Table .

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate %Adj. | Reason       | Value |
|-------------|----------|-------|-------------|-------|------------|--------------|-------|
|             |          | 0.00  | Total Acres |       | Total Est. | Land Value = | 0     |

## << 2026 Statement (Current Year Statement) >>

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 45,675        | TBL  | 45,675     |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |        |      |        |                 |        |
|-----------------|--------|------|--------|-----------------|--------|
| Total Cost New= | 45,675 | TCV= | 45,675 | Assessed Value= | 22,800 |
|-----------------|--------|------|--------|-----------------|--------|

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 77

Base Rate for Upper Floors = 45.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.45 100%  
Adjusted Square Foot Cost for Upper Floors = 65.82

|                       |                                 |        |
|-----------------------|---------------------------------|--------|
| Total Floor Area: 299 | Base Cost New of Upper Floors = | 19,680 |
|-----------------------|---------------------------------|--------|

|           |                                                                     |        |
|-----------|---------------------------------------------------------------------|--------|
|           | Reproduction/Replacement Cost =                                     | 19,680 |
| Eff.Age:5 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 |        |
|           | Total Depreciated Cost =                                            | 16,138 |

Cost Estimate over-riden by Assessor. Flat value of 26,100 used

|                                    |                             |        |
|------------------------------------|-----------------------------|--------|
| ECF (2201 COMMERCIAL)              | 1.750 => TCV of Bldg: 1 =   | 45,675 |
| Replacement Cost/Floor Area= 65.82 | Est. TCV/Floor Area= 152.76 |        |

|                                                                      |        |
|----------------------------------------------------------------------|--------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 45,675 |
|----------------------------------------------------------------------|--------|

|                                 |   |        |
|---------------------------------|---|--------|
| 2026 Est. T.C.V. 006-898-002-01 | = | 45,675 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 152.76

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |
|---------------|----------------|--------|--------------|----------------|---------|
| 19,600        | 19,600         | 19,600 | 19,600       | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0             | 3,200          | 0      | 0            | 529            | 0       |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 22,800        | 22,800         | 22,800 | 20,129       | 20,129         | 0       |

|                                                                      |        |
|----------------------------------------------------------------------|--------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 29,696 |
|----------------------------------------------------------------------|--------|

Parcel Number: 45-006-898-002-10

Page: 2

2026 Est. T.C.V. 006-898-002-10

= 29,696

Est. TCV/Total Floor Area = 91.37

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 11,700                  | 11,700 | 11,700    | 8,992          | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 3,100  | 0         | 242            | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 14,800                  | 14,800 | 14,800    | 9,234          | 9,234       | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-898-004-00   | 2026 Est. T.C.V.    | CENTURYTEL OF MICHIGAN INC |
| Property Class: 201 |                     | S WOODRIDGE DR             |
| Map #: 15           | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

BLL ON HOMESTEAD SITE - BEACH PARKING LOT AREA - 114-016-45

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

\* Factors \*

| Description | Frontage | Depth | Front       | Depth | Rate %Adj. | Reason       | Value |
|-------------|----------|-------|-------------|-------|------------|--------------|-------|
|             |          | 0.00  | Total Acres |       | Total Est. | Land Value = | 0     |

<< 2026 Statement (Current Year Statement) >>

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 19,289        | TBL  | 19,289     |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |        |      |        |                 |       |
|-----------------|--------|------|--------|-----------------|-------|
| Total Cost New= | 19,289 | TCV= | 19,289 | Assessed Value= | 9,600 |
|-----------------|--------|------|--------|-----------------|-------|

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 40.80

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.81 100%  
Adjusted Square Foot Cost for Upper Floors = 61.61

|                       |                                 |        |
|-----------------------|---------------------------------|--------|
| Total Floor Area: 225 | Base Cost New of Upper Floors = | 13,862 |
|-----------------------|---------------------------------|--------|

Reproduction/Replacement Cost = 13,862

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Eff.Age:8 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 |
|           | Total Depreciated Cost = 9,981                                      |

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------|------|----------|------|-------|-----------|
| WD DECK             | 4.92 | 634      | 1.00 | 39    | 1,217     |
| TW DECK             | 1.49 | 225      | 1.00 | 90    | 302       |
| EXTRA SHEATHING     | 0.81 | 225      | 1.06 | 90    | 174       |
| INSULATION          | 0.54 | 225      | 1.06 | 90    | 116       |
| LIGHTING            | 1.24 | 225      | 1.06 | 90    | 266       |

|                                    |                            |        |
|------------------------------------|----------------------------|--------|
| ECF (2202-H COMMERCIAL HOMESTEAD)  | 1.600 => TCV of Bldg: 1 =  | 19,289 |
| Replacement Cost/Floor Area= 79.71 | Est. TCV/Floor Area= 85.73 |        |

|                                                                      |        |
|----------------------------------------------------------------------|--------|
| Total Estimated True Cash Value of Commercial/Industrial Buildings = | 19,289 |
|----------------------------------------------------------------------|--------|

|                                 |   |   |
|---------------------------------|---|---|
| 2026 Est. T.C.V. 006-898-004-00 | = | 0 |
|---------------------------------|---|---|

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-001-00   | 2026 Est. T.C.V.    | BECKY THATCHER DESIGN |
| Property Class: 251 |                     | 5795 S LAKE ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

DBA: BECKY THATCHER DESIGNS LOCATION: 5795 S LAKE ST NATURE OF BUSINESS: JEWELRY  
MFG/SALES PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-001-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-002-10   | 2026 Est. T.C.V.    | VERIZON WIRELESS     |
| Property Class: 251 |                     | 6401 W STATE         |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

CELLULAR EQUIPMENT AT 6401 W STATE STEET GLEN ARBOR TOWNSHIP, MICHIGAN

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-002-10  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-003-01   | 2026 Est. T.C.V.    | SERBIN REAL ESTATE   |
| Property Class: 251 |                     | 6675 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

NATURE OF BUSINESS: PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-003-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-003-04   | 2026 Est. T.C.V.    | JMB MANAGEMENT TRUST |
| Property Class: 251 |                     | 5955 S OAK ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## COMMERCIAL PERSONAL

## &lt;&lt; 2026 Statement (Current Year Statement) &gt;&gt;

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |   |      |   |                 |   |
|-----------------|---|------|---|-----------------|---|
| Total Cost New= | 0 | TCV= | 0 | Assessed Value= | 0 |
|-----------------|---|------|---|-----------------|---|

2026 Est. T.C.V. 006-900-003-04

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-004-00   | 2026 Est. T.C.V.    | LAKESHORE INN LLC    |
| Property Class: 251 |                     | 5793 S RAY ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: GLEN ARBOR LAKESHORE INN LOCATION: 11730 S LACORE RD NATURE OF BUSINESS:  
MOTEL PERSONAL PROPERTY: GENERAL 334.3773

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-004-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-900-004-01   | 2026 Est. T.C.V.    | M22 GLEN ARBOR AB A2 HOSPITALITY L |
| Property Class: 251 |                     | 5793 S RAY ST                      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-004-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-005-00  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

SIEPKER FRANK & BARBARA  
 5989 S LAKE ST  
 GLEN ARBOR, MI 49636

DBA: THE COTTAGE BOOK SHOP LOCATION: 5989 S LAKE ST NATURE OF BUSINESS: RETAIL  
 BOOK SALES PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |              |                       |
|----------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-900-005-00  | =            | 0                     |
| Est. TCV/Total Floor Area = 0.00 |              |                       |
| 2025 Assessed MBOR S.E.V.        | Base for Cap | IRM                   |
| 0 0 0                            | 0            | 2.70                  |
| 2026 New Eq. Adjustment Loss     | Additions    | Tax Adjustment Losses |
| 0 0 0                            | 0            | 0 0                   |
| 2026 Assessed MBOR S.E.V.        | Capped       | ->Taxable<- PRE/MBT   |
| 0 0 0                            | 0            | 0 0                   |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-005-03   | 2026 Est. T.C.V.    | CSEA INC             |
| Property Class: 251 |                     | 6544 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

MOMENTUM SHOP - RETAIL - CLOTHING 334.0036 MANITOU MERCANTILE

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-005-03  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-006-00   | 2026 Est. T.C.V.    | AT&T MOBILITY LLC    |
| Property Class: 251 |                     | 6401 W STATE ST      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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AT&T MOBILITY PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-006-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-006-10   | 2026 Est. T.C.V.    | T-MOBILE CENTRAL LLC |
| Property Class: 251 |                     | 6401 W STATE ST      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERICAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-006-10  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-006-20   | 2026 Est. T.C.V.    | ASPEN WIRELESS       |
| Property Class: 251 |                     | 6401 W STATE ST      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-006-20  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-007-00   | 2026 Est. T.C.V.    | BLUEWATER HOUSE      |
| Property Class: 251 |                     | 7929 S GLEN LAKE RD  |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: BLUEWATER HOUSE LOCATION: 7929 S GLEN LAKE RD NATURE OF BUSINESS: PERSONAL  
PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-007-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-900-008-01   | 2026 Est. T.C.V.    | ENHANCED PHYSICAL THERAPY |
| Property Class: 251 |                     | 5915 RAY ST 5             |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-008-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

45-006-900-008-05  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

REFUGE SALON LLC  
 6365 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-008-05  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-900-009-05   | 2026 Est. T.C.V.    | KMW PROPERTY MANAGEMENT LLC |
| Property Class: 251 |                     | 6298 W WESTERN AVE          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

## COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

<< 2026 Statement (Current Year Statement) >>

|        |            |             |
|--------|------------|-------------|
| Bought | Furniture  | Machinery   |
| During | & Fixtures | & Equipment |
| 2011   | 2,039*12%  | 545*23%     |
| Prior  | 1,653*12%  |             |
| Total  | 3,692      | 545         |
| TCV->  | 443        | 125         |

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |       |      |     |                 |     |
|-----------------|-------|------|-----|-----------------|-----|
| Total Cost New= | 4,237 | TCV= | 568 | Assessed Value= | 300 |
|-----------------|-------|------|-----|-----------------|-----|

|                                  |        |             |
|----------------------------------|--------|-------------|
| 2026 Est. T.C.V. 006-900-009-05  | =      | 0           |
| Est. TCV/Total Floor Area = 0.00 |        |             |
| 2025 Assessed                    | MBOR   | S.E.V.      |
| 0                                | 0      | 0           |
| 2026 New Eq. Adjustment          | Loss   | Additions   |
| 0                                | 0      | 0           |
| 2026 Assessed                    | MBOR   | S.E.V.      |
| 0                                | 0      | 0           |
|                                  | Capped | ->Taxable<- |
|                                  | 0      | 0           |
|                                  |        | PRE/MBT     |
|                                  |        | 0           |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-009-07   | 2026 Est. T.C.V.    | FIRST DATA MERCHANT SVCS CORP |
| Property Class: 251 |                     | 6249 W RIVER RD               |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-009-07  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-010-00   | 2026 Est. T.C.V.    | CONSUMERS ENERGY     |
| Property Class: 551 |                     | 5615 S DUNNS FARM RD |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: CONSUMERS ENERGY GA P33 LOCATION: NATURE OF BUSINESS: UTILITY PERSONAL  
PROPERTY: 5615 DUNNS FARM RD

<< 2026 Statement (Current Year Statement) >>

|        |               |
|--------|---------------|
| Bought | Electric      |
| During | Transmission  |
| 2024   | 369,986*93%   |
| 2023   | 742,406*90%   |
| 2022   | 1,155,859*86% |
| 2021   | 275,151*82%   |
| 2020   | 226,926*78%   |
| 2019   | 281,655*74%   |
| 2018   | 382,170*70%   |
| 2017   | 203,269*67%   |
| 2016   | 166,213*64%   |
| 2015   | 1,072,471*61% |
| 2014   | 243,502*58%   |
| 2013   | 284,608*55%   |
| 2012   | 430,689*52%   |
| 2011   | 75,652*50%    |
| Prior  | 3,717,348*50% |
| Total  | 9,627,905     |
| TCV->  | 6,199,857     |

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 603,195       | 50   | 301,598    |
| 15 & 16. Cable, Utility & Cellular Assets     | 9,627,905     | TBL  | 6,199,857  |
| Solar Energy                                  | 0             | 100  | 0          |

Adjustment: ROW 2,188

|                 |            |      |           |                 |           |
|-----------------|------------|------|-----------|-----------------|-----------|
| Total Cost New= | 10,231,100 | TCV= | 6,503,643 | Assessed Value= | 3,251,800 |
|-----------------|------------|------|-----------|-----------------|-----------|

---

2026 Est. T.C.V. 006-900-010-00 = 6,503,643

Est. TCV/Total Floor Area = 28905.08

|               |                |           |              |                |         |  |
|---------------|----------------|-----------|--------------|----------------|---------|--|
| 2025 Assessed | MBOR           | S.E.V.    | Base for Cap | IRM            |         |  |
| 3,351,700     | 3,351,700      | 3,351,700 | 3,351,700    | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss      | Additions    | Tax Adjustment | Losses  |  |
| 0             | 0              | 99,900    | 0            | -99,900        | 0       |  |
| 2026 Assessed | MBOR           | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |  |
| 3,251,800     | 3,251,800      | 3,251,800 | 3,251,800    | 3,251,800      | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-011-00   | 2026 Est. T.C.V.    | BAYBERRY GROUP INC   |
| Property Class: 251 |                     | 5000 S WOOD RIDGE RD |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: THE HOMESTEAD LOCATION: WOOD RIDGE RD, GLEN ARBOR NATURE OF BUSINESS:  
RESORT PERSONAL PROPERTY: GENERAL

| << 2026 Statement (Current Year Statement) >> |               |               |             |        |             |
|-----------------------------------------------|---------------|---------------|-------------|--------|-------------|
| Bought                                        | Furniture     | Machinery     | Office      | Bought | Computer    |
| During                                        | & Fixtures    | & Equipment   | Elec., etc. | During | Equipment   |
| 2024                                          | 125,781*80%   | 67,403*76%    |             | 2024   | 32,320*44%  |
| 2023                                          | 527,017*69%   | 371,527*67%   |             | 2023   | 2,600*32%   |
| 2022                                          | 301,285*61%   | 335,012*60%   |             | 2022   | 3,533*24%   |
| 2021                                          | 10,424*53%    | 179,730*54%   |             | 2021   | 27,522*19%  |
| 2020                                          | 26,718*47%    | 104,351*49%   |             | 2020   | 5,514*15%   |
| 2019                                          | 948*42%       | 95,001*45%    |             | 2019   | 35,752* 8%  |
| 2018                                          | 194,960*37%   | 109,044*42%   |             | Prior  | 355,840* 8% |
| 2017                                          | 186,514*33%   | 97,589*38%    | 265*33%     | Total  | 463,081     |
| 2016                                          | 81,207*29%    | 227,874*36%   | 3,550*31%   | TCV->  | 53,284      |
| 2015                                          | 56,117*27%    | 351,782*33%   | 6,252*29%   |        |             |
| 2014                                          | 138,319*24%   | 98,845*31%    | 5,725*28%   |        |             |
| 2013                                          | 197,531*22%   | 26,271*29%    | 116,148*26% |        |             |
| 2012                                          | 137,402*19%   | 62,156*28%    | 4,097*25%   |        |             |
| 2011                                          | 353*12%       | 20,176*23%    | 2,804*17%   |        |             |
| Prior                                         | 1,228,794*12% | 1,621,066*23% | 33,849*17%  |        |             |
| Total                                         | 3,213,370     | 3,767,827     | 172,690     |        |             |
| TCV->                                         | 1,089,175     | 1,406,247     | 42,057      |        |             |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |           |      |           |                 |           |
|-----------------|-----------|------|-----------|-----------------|-----------|
| Total Cost New= | 7,616,968 | TCV= | 2,590,763 | Assessed Value= | 1,295,400 |
|-----------------|-----------|------|-----------|-----------------|-----------|

|                                 |   |           |
|---------------------------------|---|-----------|
| 2026 Est. T.C.V. 006-900-011-00 | = | 2,590,763 |
|---------------------------------|---|-----------|

Est. TCV/Total Floor Area = 11514.50

| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap   | IRM         |           |  |
|-------------------------|-----------|-----------|----------------|-------------|-----------|--|
| 1,423,800               | 1,423,800 | 1,423,800 | 1,423,800      | 2.70        |           |  |
| 2026 New Eq. Adjustment | Loss      | Additions | Tax Adjustment | Losses      |           |  |
| 0                       | 0         | 128,400   | 0              | -128,400    | 0         |  |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT   |  |
| 1,295,400               | 1,295,400 | 1,295,400 | 1,295,400      | 1,295,400   | 1,295,400 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-011-10   | 2026 Est. T.C.V.    | DLL FINANCE LLC      |
| Property Class: 251 |                     | RD HICKORY STIC      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL PROPERTY

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&lt;&lt; 2026 Statement (Current Year Statement) &gt;&gt;

|        |             |
|--------|-------------|
| Bought | Machinery   |
| During | & Equipment |
| 2021   | 331,738*54% |
| Prior  |             |
| Total  | 331,738     |
| TCV->  | 179,139     |

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |         |      |         |                 |        |
|-----------------|---------|------|---------|-----------------|--------|
| Total Cost New= | 331,738 | TCV= | 179,139 | Assessed Value= | 89,600 |
|-----------------|---------|------|---------|-----------------|--------|

---

2026 Est. T.C.V. 006-900-011-10 = 179,139

Est. TCV/Total Floor Area = 796.17

|                         |        |           |                |             |         |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |
| 99,500                  | 99,500 | 99,500    | 99,500         | 2.70        |         |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0      | 0         | -9,900         | 0           |         |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 89,600                  | 89,600 | 89,600    | 89,600         | 89,600      | 89,600  |

45-006-900-011-11  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

APPLIED CAPITAL LLC  
 1 WOODRIDGE RD  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-011-11  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                                 |
|---------------------|---------------------|---------------------------------|
| 45-006-900-011-12   | 2026 Est. T.C.V.    | NATIONAL EQUIPMENT LEASING CORP |
| Property Class: 251 |                     | 1 WOOD RIDGE RD                 |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636            |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-011-12  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-016-01  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

L'CHAYIM DELICATESSEN INC  
 6404 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-016-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-021-00   | 2026 Est. T.C.V.    | MICHIGAN TODS        |
| Property Class: 251 |                     | S SUNSET DR          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-021-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-900-023-00   | 2026 Est. T.C.V.    | TYCO INTEGRATED SECURITY LLC |
| Property Class: 251 |                     | 5000 HOMESTEAD RD            |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

DBA: LOCATION: NATURE OF BUSINESS: SECURITY SYSTEM PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-023-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-023-01   | 2026 Est. T.C.V.    | ADT LLC              |
| Property Class: 251 |                     | VARIOUS              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-023-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |



45-006-900-023-10  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

WABASHA LEASING LLC  
 5000 S WOODRIDGE RD  
 GLEN ARBOR, MI 49636

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-023-10  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-025-00   | 2026 Est. T.C.V.    | NORTHWOODS RETAIL LLC |
| Property Class: 251 |                     | 6053 S GLEN LAKE RD   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

DBA: LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY: HARDWARE STORE

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-025-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-031-02   | 2026 Est. T.C.V.    | GCMR REAL ESTATE LLC |
| Property Class: 251 |                     | 6391 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL GLEN ARBOR TOWNSHIP

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-031-02  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-031-03   | 2026 Est. T.C.V.    | GCMR OPERATING LLC   |
| Property Class: 251 |                     | 6391 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-031-03  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-900-035-01   | 2026 Est. T.C.V.    | GREAT LAKES COCA-COLA DISTRIBUTION |
| Property Class: 251 |                     |                                    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-035-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-900-035-10   | 2026 Est. T.C.V.    | AMERICAN BOTTLING COMPANY |
| Property Class: 251 |                     | 6444 W WESTERN AVE        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-035-10  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-900-036-00   | 2026 Est. T.C.V.    | CRYSTAL HARBOR MARINA INC |
| Property Class: 251 |                     | 5664 S DUNNS FARM RD      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636      |

DBA: CRYSTAL HARBOR MARINA, INC, GA P32LOCATION: 5664 S DUNNS FARM RD NATURE OF  
BUSINESS: MARINA PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

<< 2026 Statement (Current Year Statement) >>

|        |            |             |
|--------|------------|-------------|
| Bought | Furniture  | Machinery   |
| During | & Fixtures | & Equipment |
| Prior  | 367*12%    | 8,426*23%   |
| Total  | 367        | 8,426       |
| TCV->  | 44         | 1,938       |

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |       |      |       |                 |       |
|-----------------|-------|------|-------|-----------------|-------|
| Total Cost New= | 8,793 | TCV= | 1,982 | Assessed Value= | 1,000 |
|-----------------|-------|------|-------|-----------------|-------|

|                                  |        |             |
|----------------------------------|--------|-------------|
| 2026 Est. T.C.V. 006-900-036-00  | =      | 0           |
| Est. TCV/Total Floor Area = 0.00 |        |             |
| 2025 Assessed                    | MBOR   | S.E.V.      |
| 0                                | 0      | 0           |
| 2026 New Eq. Adjustment          | Loss   | Additions   |
| 0                                | 0      | 0           |
| 2026 Assessed                    | MBOR   | S.E.V.      |
| 0                                | 0      | 0           |
|                                  | Capped | ->Taxable<- |
|                                  | 0      | 0           |
|                                  |        | PRE/MBT     |
|                                  |        | 0           |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-037-00   | 2026 Est. T.C.V.    | GRAYHAWK LEASING LLC |
| Property Class: 251 |                     | PEPSICO              |
| Map #:              | GLEN ARBOR TOWNSHIP | ,                    |

DBA: LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-037-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-041-00   | 2026 Est. T.C.V.    | PETOSKEY PETES       |
| Property Class: 251 |                     | 5972 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: PETOSKEY PETES LOCATION: 6548 W WESTER AVE NATURE OF BUSINESS: T-SHIRT  
 SALES PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-041-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-044-00   | 2026 Est. T.C.V.    | DUNESWOOD            |
| Property Class: 251 |                     | 7194 S DUNE HWY      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: DUNESWOOD LOCATION: 7194 S DUNE HWY NATURE OF BUSINESS: PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-044-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-044-01   | 2026 Est. T.C.V.    | DUNESWOOD HUI LLC    |
| Property Class: 251 |                     | 7194 S DUNE HWY      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## COMMERCIAL PERSONAL

## &lt;&lt; 2026 Statement (Current Year Statement) &gt;&gt;

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |   |      |   |                 |   |
|-----------------|---|------|---|-----------------|---|
| Total Cost New= | 0 | TCV= | 0 | Assessed Value= | 0 |
|-----------------|---|------|---|-----------------|---|

|                                  |      |           |                |             |         |
|----------------------------------|------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-900-044-01  |      |           |                | =           | 0       |
| Est. TCV/Total Floor Area = 0.00 |      |           |                |             |         |
| 2025 Assessed                    | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                                | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment          | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                                | 0    | 0         | 0              | 0           |         |
| 2026 Assessed                    | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                                | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-045-00   | 2026 Est. T.C.V.    | AMERIGAS PROPANE LP  |
| Property Class: 251 |                     | VARIOUS              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: AMERIGAS PROPANE LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-045-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-046-01   | 2026 Est. T.C.V.    | COTTONSEED           |
| Property Class: 251 |                     | 6501 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: COTTONSEED LOCATION: 6501 W WESTERN AVE NATURE OF BUSINESS: GIFTS &  
SUNDRIES PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-046-01  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

45-006-900-046-02  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

TOTEM SHOP PROPERTIES LLC  
 6521 W WESTERN AVE  
 GLEN ARBOR, MI 49636

6521 W WESTERN AVE & 6521 W WESTERN AVE NATURE OF BUSINESS: GIFTS & APPAREL  
 NORTH FACE

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-046-02  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

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|                     |                     |                                    |
|---------------------|---------------------|------------------------------------|
| 45-006-900-047-00   | 2026 Est. T.C.V.    | PITNEY BOWES GLOBAL FINANCIAL SVCS |
| Property Class: 251 |                     |                                    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636               |

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DBA: PITNEY BOWES INC. LOCATION: GLEN ARBOR TWP. NATURE OF BUSINESS: PERSONAL  
PROPERTY:

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-047-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-047-10   | 2026 Est. T.C.V.    | PITNEY BOWES INC     |
| Property Class: 251 |                     | VARIOUS              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-047-10  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-049-01   | 2026 Est. T.C.V.    | PICARD APPRAISALS    |
| Property Class: 251 |                     | 6408 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: PICARD APPRAISALS 334.2040

<< 2026 Statement (Current Year Statement) >>  
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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-049-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

45-006-900-049-04  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

DOCTOR BEAR TOTAL BODY HEALTH CARE  
 6408 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-049-04  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-051-01   | 2026 Est. T.C.V.    | ON THE NARROWS MARINA |
| Property Class: 251 |                     | 8137 S GLEN LAKE RD   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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 COMMERCIAL PERSONAL PROPERTY
 

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-051-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-053-01   | 2026 Est. T.C.V.    | CIT BANK NA          |
| Property Class: 251 |                     | 6487 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-053-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-053-20  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

CIT TECHNOLOGY FINANCING SERVICES I  
 3276 W TRUMBULL RD  
 MAPLE CITY, MI 49664

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |              |                       |
|----------------------------------|--------------|-----------------------|
| 2026 Est. T.C.V. 006-900-053-20  | =            | 0                     |
| Est. TCV/Total Floor Area = 0.00 |              |                       |
| 2025 Assessed MBOR S.E.V.        | Base for Cap | IRM                   |
| 0 0 0                            | 0            | 2.70                  |
| 2026 New Eq. Adjustment Loss     | Additions    | Tax Adjustment Losses |
| 0 0 0                            | 0            | 0 0                   |
| 2026 Assessed MBOR S.E.V.        | Capped       | ->Taxable<- PRE/MBT   |
| 0 0 0                            | 0            | 0 0                   |

45-006-900-054-04  
Property Class: 251  
Map #:

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

THE DIRT INVESTMENTS LLC  
6487 W WESTERN AVE  
EMPIRE, MI 49630

DBA: ART'S BAR GA P57LOCATION: 6487 W WESTERN AVE NATURE OF BUSINESS:  
BAR/RESTAURANT PERSONAL PROPERTY

| << 2026 Statement (Current Year Statement) >> |                         |                          |                       |                          |                        |
|-----------------------------------------------|-------------------------|--------------------------|-----------------------|--------------------------|------------------------|
| Bought<br>During<br>2024                      | Furniture<br>& Fixtures | Machinery<br>& Equipment | Office<br>Elec., etc. | Bought<br>During<br>2024 | Consumer<br>Coin Oper. |
| 2023                                          |                         | 14,311*76%               |                       | 2023                     |                        |
| 2022                                          |                         | 2,277*67%                | 8,273*55%             | 2022                     |                        |
| 2021                                          |                         |                          | 2,173*49%             | 2021                     |                        |
| 2020                                          |                         | 16,223*54%               |                       | 2020                     |                        |
| 2019                                          |                         | 8,201*49%                |                       | 2019                     |                        |
| 2018                                          | 4,354*37%               | 10,757*45%               |                       | 2018                     |                        |
| 2017                                          |                         | 14,390*42%               | 2,972*33%             | 2017                     |                        |
| 2016                                          |                         | 104,276*38%              | 4,106*31%             | 2016                     |                        |
| 2015                                          |                         | 12,766*36%               |                       | 2015                     |                        |
| 2014                                          |                         | 33,743*33%               |                       | Prior                    | 1,500*15%              |
| 2013                                          | 4,784*22%               | 18,608*31%               |                       | Total                    | 1,500                  |
| 2012                                          |                         | 8,907*29%                |                       | TCV->                    | 225                    |
| 2011                                          |                         | 13,779*28%               |                       |                          |                        |
| Prior                                         | 13,566*12%              | 6,400*23%                | 2,347*17%             |                          |                        |
| Total                                         | 22,704                  | 71,867*23%               | 19,871                |                          |                        |
| TCV->                                         | 4,291                   | 121,631                  | 8,268                 |                          |                        |
| Bought<br>During<br>2021                      | Computer<br>Equipment   |                          |                       |                          |                        |
| Prior                                         | 4,237*19%               |                          |                       |                          |                        |
| Total                                         | 2,285* 8%               |                          |                       |                          |                        |
| TCV->                                         | 6,522                   |                          |                       |                          |                        |
|                                               | 988                     |                          |                       |                          |                        |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

Total Cost New= 387,102 TCV= 135,403 Assessed Value= 67,700

2026 Est. T.C.V. 006-900-054-04 = 135,403

Est. TCV/Total Floor Area = 601.79

| 2025 Assessed           | MBOR   | S.E.V.    | Base for Cap   | IRM         |         |  |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 0                       | 0      | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses      |         |  |
| 67,700                  | 0      | 67,700    | 0              | 0           |         |  |
| 2026 Assessed           | MBOR   | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 67,700                  | 67,700 | 67,700    | 67,700         | 67,700      | 67,700  |  |

45-006-900-054-05  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

TEN CAN MANAGEMENT LLC  
 6487 W WESTERN AVE  
 EMPIRE, MI 49630

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |   |      |   |                 |   |
|-----------------|---|------|---|-----------------|---|
| Total Cost New= | 0 | TCV= | 0 | Assessed Value= | 0 |
|-----------------|---|------|---|-----------------|---|

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2026 Est. T.C.V. 006-900-054-05

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-055-00   | 2026 Est. T.C.V.    | WESTERN AVENUE GRILL |
| Property Class: 251 |                     | 6410 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: WESTERN AVENUE GRILL GA P28LOCATION: 6410 W WESTERN AVE NATURE OF BUSINESS:  
RESTAURANT PERSONAL PROPERTY: GENERAL

| << 2026 Statement (Current Year Statement) >> |            |             |             |        |           |
|-----------------------------------------------|------------|-------------|-------------|--------|-----------|
| Bought                                        | Furniture  | Machinery   | Office      | Bought | Computer  |
| During                                        | & Fixtures | & Equipment | Elec., etc. | During | Equipment |
| 2022                                          |            | 5,000*60%   |             | 2022   |           |
| 2021                                          |            | 5,000*54%   |             | 2021   |           |
| 2020                                          | 10,000*47% | 3,300*49%   |             | 2020   |           |
| 2019                                          |            | 20,000*45%  |             | 2019   |           |
| 2018                                          |            | 5,000*42%   |             | Prior  | 2,500* 8% |
| 2017                                          |            |             |             | Total  | 2,500     |
| 2016                                          |            |             |             | TCV->  | 200       |
| 2015                                          |            |             | 775*29%     |        |           |
| Prior                                         | 54,423*12% | 50,000*23%  | 1,400*17%   |        |           |
| Total                                         | 64,423     | 88,300      | 2,175       |        |           |
| TCV->                                         | 11,231     | 29,917      | 463         |        |           |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |         |      |        |                 |        |
|-----------------|---------|------|--------|-----------------|--------|
| Total Cost New= | 157,398 | TCV= | 41,811 | Assessed Value= | 20,900 |
|-----------------|---------|------|--------|-----------------|--------|

|                                    |                |        |                |
|------------------------------------|----------------|--------|----------------|
| 2026 Est. T.C.V. 006-900-055-00    |                | =      | 41,811         |
| Est. TCV/Total Floor Area = 185.83 |                |        |                |
| 2025 Assessed                      | MBOR           | S.E.V. | Base for Cap   |
| 22,100                             | 22,100         | 22,100 | 22,100         |
| 2026 New                           | Eq. Adjustment | Loss   | Additions      |
| 0                                  | 0              | 1,200  | 0              |
| 2026 Assessed                      | MBOR           | S.E.V. | Capped         |
| 20,900                             | 20,900         | 20,900 | 20,900         |
|                                    |                |        | IRM            |
|                                    |                |        | 2.70           |
|                                    |                |        | Tax Adjustment |
|                                    |                |        | 0              |
|                                    |                |        | Losses         |
|                                    |                |        | 1,200          |
|                                    |                |        | ->Taxable<-    |
|                                    |                |        | 20,900         |
|                                    |                |        | PRE/MBT        |
|                                    |                |        | 20,900         |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-057-00   | 2026 Est. T.C.V.    | ANDERSONS GROCERY    |
| Property Class: 251 |                     | 6545 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## ANDERSONS IGA PERSONAL PROPERTY

| << 2026 Statement (Current Year Statement) >> |            |             |        |            |
|-----------------------------------------------|------------|-------------|--------|------------|
| Bought                                        | Furniture  | Machinery   | Bought | Computer   |
| During                                        | & Fixtures | & Equipment | During | Equipment  |
| 2024                                          |            | 11,939*76%  | 2024   |            |
| 2023                                          |            | 3,015*67%   | 2023   |            |
| 2022                                          |            | 142,340*60% | 2022   |            |
| 2021                                          |            | 26,649*54%  | 2021   |            |
| 2019                                          |            | 68,290*45%  | 2019   |            |
| 2018                                          |            | 44,562*42%  | Prior  | 12,782* 8% |
| 2017                                          |            | 16,278*38%  | Total  | 12,782     |
| 2016                                          |            | 39,743*36%  | TCV->  | 1,023      |
| 2014                                          |            | 69,723*31%  |        |            |
| 2012                                          |            | 61,756*28%  |        |            |
| Prior                                         | 5,775*12%  | 86,220*23%  |        |            |
| Total                                         | 5,775      | 570,515     |        |            |
| TCV->                                         | 693        | 239,565     |        |            |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |         |      |         |                 |         |
|-----------------|---------|------|---------|-----------------|---------|
| Total Cost New= | 589,072 | TCV= | 241,281 | Assessed Value= | 120,600 |
|-----------------|---------|------|---------|-----------------|---------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-900-057-00 | = | 241,281 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 1072.36

|               |                |         |              |                |         |
|---------------|----------------|---------|--------------|----------------|---------|
| 2025 Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 131,100       | 131,100        | 131,100 | 131,100      | 2.70           |         |
| 2026 New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0             | 0              | 10,500  | 0            | -10,500        | 0       |
| 2026 Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 120,600       | 120,600        | 120,600 | 120,600      | 120,600        | 120,600 |

|                     |                     |                           |
|---------------------|---------------------|---------------------------|
| 45-006-900-060-01   | 2026 Est. T.C.V.    | GLEN ARBOR QUICK STOP LLC |
| Property Class: 251 |                     | 6052 W RIVER RD           |
| Map #:              | GLEN ARBOR TOWNSHIP | LAKE CITY, MI 49651       |

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GLEN ARBOR QUICK STOP & GAS STATION 334.3831

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                       |
|----------------------------------|---------|------------|--------------|-------------|-----------------------|
| 2026 Est. T.C.V. 006-900-060-01  |         |            |              | =           | 0                     |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                       |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                       |
| 0                                | 0       | 0          | 0            | 2.70        |                       |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment Losses |
| 0                                | 0       | 0          | 0            | 0           | 0                     |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT               |
| 0                                | 0       | 0          | 0            | 0           | 0                     |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-063-00   | 2026 Est. T.C.V.    | BOONE DOCKS INC      |
| Property Class: 251 |                     | 5858 S RAY ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: BOONE DOCKS INC LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY: GENERAL

| << 2026 Statement (Current Year Statement) >> |            |             |        |            |
|-----------------------------------------------|------------|-------------|--------|------------|
| Bought                                        | Furniture  | Machinery   | Bought | Computer   |
| During                                        | & Fixtures | & Equipment | During | Equipment  |
| 2021                                          |            | 6,665*54%   | 2021   |            |
| 2019                                          | 3,617*42%  |             | 2019   | 5,118* 8%  |
| 2018                                          | 5,892*37%  |             | Prior  | 61,086* 8% |
| 2017                                          | 853*33%    | 28,939*38%  | Total  | 66,204     |
| 2016                                          | 6,378*29%  |             | TCV->  | 5,296      |
| 2015                                          | 1,317*27%  |             |        |            |
| 2014                                          | 35,363*24% | 56,408*31%  |        |            |
| 2013                                          |            | 7,604*29%   |        |            |
| 2012                                          |            | 20,765*28%  |        |            |
| 2011                                          |            | 14,317*23%  |        |            |
| Prior                                         | 37,559*12% | 197,079*23% |        |            |
| Total                                         | 90,979     | 331,777     |        |            |
| TCV->                                         | 19,180     | 88,722      |        |            |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |         |      |         |                 |        |
|-----------------|---------|------|---------|-----------------|--------|
| Total Cost New= | 488,960 | TCV= | 113,198 | Assessed Value= | 56,600 |
|-----------------|---------|------|---------|-----------------|--------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-900-063-00 | = | 113,198 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 503.10

| 2025 Assessed | MBOR           | S.E.V. | Base for Cap | IRM            |         |  |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 0             | 0              | 0      | 0            | 2.70           |         |  |
| 2026 New      | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 56,600        | 0              | 0      | 56,600       | 0              | 0       |  |
| 2026 Assessed | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 56,600        | 56,600         | 56,600 | 56,600       | 56,600         | 56,600  |  |

45-006-900-063-06  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

SMUCKER FOODSERVICE INC  
 5858 S RAY ST  
 GLEN ARBOR, MI 49636

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

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|                                  |         |            |              |             |                |        |
|----------------------------------|---------|------------|--------------|-------------|----------------|--------|
| 2026 Est. T.C.V. 006-900-063-06  |         |            |              | =           | 0              |        |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |        |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |        |
| 0                                | 0       | 0          | 0            | 2.70        |                |        |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
| 0                                | 0       | 0          | 0            | 0           | 0              | 0      |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |        |
| 0                                | 0       | 0          | 0            | 0           | 0              | 0      |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-064-00   | 2026 Est. T.C.V.    | DAVIS & EWING LLC    |
| Property Class: 251 |                     | 6444 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: BEAR PAW PIZZA & SUBS & ESSENTIALS MARKET & DELI LOCATION: 6444 W WESTERN  
 AVE NATURE OF BUSINESS: RETAIL GROCERY PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-064-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

45-006-900-068-00  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

FOOTHILLS MOTEL & CAFE  
 7097 S DUNNS FARM RD  
 MAPLE CITY, MI 49664

DBA: FOOTHILLS MOTEL GA P10LOCATION: 7097 S DUNNS FARM RD NATURE OF BUSINESS:  
 MOTEL & RESTAURANT PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-068-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-068-01   | 2026 Est. T.C.V.    | SUDERMEYER SAMUEL L  |
| Property Class: 251 |                     | 7097 S DUNNS FARM RD |
| Map #:              | GLEN ARBOR TOWNSHIP | MAPLE CITY, MI 49664 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-068-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-068-05   | 2026 Est. T.C.V.    | BROOKHAVEN LTD       |
| Property Class: 251 |                     | 7273 S BROOKS RD     |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-068-05  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-069-00   | 2026 Est. T.C.V.    | CRYSTAL RIVER CORP   |
| Property Class: 251 |                     | 5664 S DUNNS FARM RD |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: CRYSTAL RIVER CORPORATION LOCATION: 5664 S DUNNS FARM RD NATURE OF  
 BUSINESS: GENERAL CONSTRUCTIONPERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-069-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-071-00   | 2026 Est. T.C.V.    | DISH NETWORK LLC     |
| Property Class: 251 |                     | VARIOUS              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: DISH NETWORK LOCATION: NATURE OF BUSINESS: SATELLITE TV SERVICE PERSONAL  
PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-071-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-073-00   | 2026 Est. T.C.V.    | CENTURYTEL BROADBAND SRVC LLC |
| Property Class: 251 |                     | 6928 S MANITOU BLVD           |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

DBA: CENTURYTEL/GLEN ARBOR INTERNET LOCATION: 6928 S MANITOU BLVD NATURE OF  
 BUSINESS: CENTURYTEL INTERNET PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |      |           |                |             |         |  |
|----------------------------------|------|-----------|----------------|-------------|---------|--|
| 2026 Est. T.C.V. 006-900-073-00  |      |           |                | =           | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |      |           |                |             |         |  |
| 2025 Assessed                    | MBOR | S.E.V.    | Base for Cap   | IRM         |         |  |
| 0                                | 0    | 0         | 0              | 2.70        |         |  |
| 2026 New Eq. Adjustment          | Loss | Additions | Tax Adjustment | Losses      |         |  |
| 0                                | 0    | 0         | 0              | 0           |         |  |
| 2026 Assessed                    | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 0                                | 0    | 0         | 0              | 0           | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-074-00   | 2026 Est. T.C.V.    | RUTH CONKLIN STUDIO  |
| Property Class: 251 |                     | 6632 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: RUTH CONKLIN STUDIO LOCATION: 6632 W WESTERN AVE NATURE OF BUSINESS: ART  
 GALLERY PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-074-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-074-10  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

GA ARAGON INVESTMENTS LLC  
 5921 S LAKE ST  
 GLEN ARBOR, MI 49636

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>

Bought Furniture  
 During & Fixtures  
 2021 100\*53%  
 Prior  
 Total 100  
 TCV-> 53

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

Total Cost New= 100 TCV= 53 Assessed Value= 0

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2026 Est. T.C.V. 006-900-074-10

= 53

Est. TCV/Total Floor Area = 0.24

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-077-00   | 2026 Est. T.C.V.    | RANDAMARI LLC        |
| Property Class: 251 |                     | 5705 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: LE BEAR RESORT RESTAURANT & SPA LOCATION: 5707 S LAKE ST NATURE OF  
 BUSINESS: PUBLIC RESTAURANT & COMMONS PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-077-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-077-01   | 2026 Est. T.C.V.    | LE BEAR RESORT LLC   |
| Property Class: 251 |                     | 5707 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL PROPERTY: SPA & POOL AREA

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-077-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-078-00   | 2026 Est. T.C.V.    | DIRECTV INC          |
| Property Class: 251 |                     | VARIOUS              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: DIRECTV INC LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-078-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-087-00   | 2026 Est. T.C.V.    | CHERRY REPUBLIC INC  |
| Property Class: 251 |                     | 6026 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## COMMERCIAL PERSONAL PROPERTY

| << 2026 Statement (Current Year Statement) >> |                         |                          |                       |                  |                       |
|-----------------------------------------------|-------------------------|--------------------------|-----------------------|------------------|-----------------------|
| Bought<br>During                              | Furniture<br>& Fixtures | Machinery<br>& Equipment | Office<br>Elec., etc. | Bought<br>During | Computer<br>Equipment |
| 2023                                          |                         | 10,000*67%               | 5,000*55%             | 2023             | 2,600*32%             |
| 2022                                          |                         | 10,000*60%               | 5,000*49%             | 2022             |                       |
| 2021                                          |                         | 10,000*54%               | 5,000*44%             | 2021             |                       |
| 2020                                          | 10,000*47%              |                          | 4,000*41%             | 2020             | 5,000*15%             |
| 2019                                          | 10,000*42%              | 35,000*45%               | 10,000*38%            | 2019             | 10,000* 8%            |
| 2018                                          |                         |                          |                       | Prior            | 64,896* 8%            |
| 2017                                          |                         |                          |                       | Total            | 82,496                |
| 2016                                          |                         |                          |                       | TCV->            | 7,574                 |
| 2015                                          |                         | 20,000*33%               |                       |                  |                       |
| 2014                                          | 5,000*24%               | 5,000*31%                | 5,000*28%             |                  |                       |
| 2013                                          | 9,477*22%               | 8,507*29%                | 6,627*26%             |                  |                       |
| 2012                                          | 6,827*19%               | 6,083*28%                | 44,730*25%            |                  |                       |
| 2011                                          |                         | 4,719*23%                | 1,760*17%             |                  |                       |
| Prior                                         | 54,103*12%              | 62,545*23%               | 31,794*17%            |                  |                       |
| Total                                         | 95,407                  | 171,854                  | 118,911               |                  |                       |
| TCV->                                         | 19,974                  | 61,640                   | 32,850                |                  |                       |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |         |      |         |                 |        |
|-----------------|---------|------|---------|-----------------|--------|
| Total Cost New= | 468,668 | TCV= | 122,038 | Assessed Value= | 61,000 |
|-----------------|---------|------|---------|-----------------|--------|

|                                 |   |         |
|---------------------------------|---|---------|
| 2026 Est. T.C.V. 006-900-087-00 | = | 122,038 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 542.39

|                         |        |        |              |                |         |  |
|-------------------------|--------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR   | S.E.V. | Base for Cap | IRM            |         |  |
| 65,900                  | 65,900 | 65,900 | 65,900       | 2.70           |         |  |
| 2026 New Eq. Adjustment |        | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0      | 4,900  | 0            | 0              | 4,900   |  |
| 2026 Assessed           | MBOR   | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 61,000                  | 61,000 | 61,000 | 61,000       | 61,000         | 61,000  |  |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-900-087-10   | 2026 Est. T.C.V.    | FEDERAL EXPRESS CORPORATION |
| Property Class: 251 |                     | 6026 S LAKE ST              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-087-10  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-100-03   | 2026 Est. T.C.V.    | GLEN ARBOR ARTISANS  |
| Property Class: 251 |                     | 5964 S RAY ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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 COMMERCIAL PERSONAL PROPERTY
 

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-100-03  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-102-00   | 2026 Est. T.C.V.    | CONOPCO INC          |
| Property Class: 251 |                     | VARIOUS              |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-102-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-103-00   | 2026 Est. T.C.V.    | THOMPSON STUART W & DOROTHY J |
| Property Class: 251 |                     | 5926 MANITOU BLVD             |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-103-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-103-02   | 2026 Est. T.C.V.    | THOMPSON STUART W & DOROTHY J |
| Property Class: 251 |                     | 5926 S RAY ST                 |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-103-02  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-900-103-04   | 2026 Est. T.C.V.    | NEW LEAF INTERIORS LLC |
| Property Class: 251 |                     | 5938 S RAY ST          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-103-04  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-114-16  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

GENTLE WINDS CONDO ASSOCIATION  
 S HOMESTEAD RD  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-114-16  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-122-03   | 2026 Est. T.C.V.    | EDWARDS ELIZABETH T  |
| Property Class: 251 |                     | 5873 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-03  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-122-06   | 2026 Est. T.C.V.    | WORSLEY CAROL        |
| Property Class: 251 |                     | 6362 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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6362 W WESTERN AVE - THYME INN PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-122-06  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-900-122-07   | 2026 Est. T.C.V.    | GLEN ARBOR CONSTRUCTION LLC |
| Property Class: 251 |                     | 5990 S RAY ST               |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-07  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-122-14   | 2026 Est. T.C.V.    | UP NORTH VENTURES LLC |
| Property Class: 251 |                     | 6260 W RIVER RD       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

PERSONAL PROPERTY GLEN ARBOR TOWNSHIP

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-122-14  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

COMMERCIAL PERSONAL

|      |          |                |         |              |                |         |
|------|----------|----------------|---------|--------------|----------------|---------|
| 2025 | Assessed | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
|      | 0        | 0              | 0       | 0            | 2.70           |         |
| 2026 | New      | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
|      | 104,600  | 0              | 0       | 104,600      | 0              | 0       |
| 2026 | Assessed | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
|      | 104,600  | 104,600        | 104,600 | 104,600      | 104,600        | 104,600 |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-122-43   | 2026 Est. T.C.V.    | WIESEN PROPERTIES LLC |
| Property Class: 251 |                     | 6066 W WESTERN AVE    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

THE BOAT HOUSE - BIKE RENTALS AND SUCH

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-122-43  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-900-122-70   | 2026 Est. T.C.V.    | UNIFI EQUIPMENT FINANCE |
| Property Class: 251 |                     | 6012 S LAKE SHL         |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-70  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                        |
|---------------------|---------------------|------------------------|
| 45-006-900-122-86   | 2026 Est. T.C.V.    | GLEN LAKE BEAUTY SALON |
| Property Class: 251 |                     | 5915 MANITOU BLVD      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636   |

DBA GLEN ARBOR BEAUTY SALON 334.3761

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-86  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-122-89   | 2026 Est. T.C.V.    | LEELANAU VACATION RENTALS LLC |
| Property Class: 251 |                     | 6546 S STATE ST               |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

DBA LEELANAU VACATION RENTALS - LVR REALTY 334.6100

| << 2026 Statement (Current Year Statement) >> |                         |                          |                       |                          |                        |
|-----------------------------------------------|-------------------------|--------------------------|-----------------------|--------------------------|------------------------|
| Bought<br>During<br>2024                      | Furniture<br>& Fixtures | Machinery<br>& Equipment | Office<br>Elec., etc. | Bought<br>During<br>2024 | Consumer<br>Coin Oper. |
| 2023                                          |                         | 42,620*76%               |                       | 2023                     |                        |
| 2022                                          | 2,186*61%               | 27,678*67%               |                       | 2022                     |                        |
| 2021                                          |                         | 59,264*60%               |                       | 2021                     | 33,832*61%             |
| 2020                                          |                         | 8,720*54%                |                       | 2020                     |                        |
| 2019                                          |                         | 13,932*49%               | 6,502*38%             | 2019                     |                        |
| 2018                                          | 13,029*37%              | 70,139*45%               |                       | 2018                     |                        |
| 2017                                          |                         | 11,000*42%               |                       | 2017                     |                        |
| 2015                                          |                         | 19,207*38%               | 7,228*29%             | 2015                     |                        |
| 2013                                          | 1,694*22%               | 43,465*33%               | 2,481*26%             | Total                    | 33,832                 |
| 2012                                          |                         | 15,850*29%               |                       | TCV->                    | 20,638                 |
| 2011                                          | 5,405*12%               | 11,104*28%               |                       |                          |                        |
| Prior                                         |                         |                          |                       |                          |                        |
| Total                                         | 22,314                  | 322,979                  | 16,211                |                          |                        |
| TCV->                                         | 7,176                   | 163,560                  | 5,212                 |                          |                        |
| Bought<br>During<br>2019                      | Computer<br>Equipment   |                          |                       |                          |                        |
| Prior                                         | 3,180* 8%               |                          |                       |                          |                        |
| Total                                         | 14,466* 8%              |                          |                       |                          |                        |
| TCV->                                         | 17,646                  |                          |                       |                          |                        |
|                                               | 1,411                   |                          |                       |                          |                        |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |         |      |         |                 |        |
|-----------------|---------|------|---------|-----------------|--------|
| Total Cost New= | 412,982 | TCV= | 197,997 | Assessed Value= | 99,000 |
|-----------------|---------|------|---------|-----------------|--------|

|                                    |                |         |              |                |         |
|------------------------------------|----------------|---------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-89    |                |         |              | =              | 197,997 |
| Est. TCV/Total Floor Area = 879.99 |                |         |              |                |         |
| 2025 Assessed                      | MBOR           | S.E.V.  | Base for Cap | IRM            |         |
| 110,800                            | 110,800        | 110,800 | 110,800      | 2.70           |         |
| 2026 New                           | Eq. Adjustment | Loss    | Additions    | Tax Adjustment | Losses  |
| 0                                  | 0              | 11,800  | 0            | -11,800        | 0       |
| 2026 Assessed                      | MBOR           | S.E.V.  | Capped       | ->Taxable<-    | PRE/MBT |
| 99,000                             | 99,000         | 99,000  | 99,000       | 99,000         | 99,000  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-122-90   | 2026 Est. T.C.V.    | 75 MILL ST LLC       |
| Property Class: 251 |                     | 6546 W STATE ST      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-90  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-122-91   | 2026 Est. T.C.V.    | VACASA LLC           |
| Property Class: 251 |                     | 6064 S OAK ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-91  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                              |
|---------------------|---------------------|------------------------------|
| 45-006-900-122-93   | 2026 Est. T.C.V.    | MARTIN COMPANY OF GLEN ARBOR |
| Property Class: 251 |                     | 6404 W WESTERN AVE           |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636         |

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6404 W WESTERN AVE - MARTIN COMPANY - REAL ESTATE OFFICE

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-122-93  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-123-19  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

MILL GLEN ARBOR LLC THE  
 5440 W HARBOR HWY  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-123-19  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-123-20   | 2026 Est. T.C.V.    | QUENCH USA INC       |
| Property Class: 251 |                     | 5440 W HARBOR HWY    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-123-20  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-900-127-39   | 2026 Est. T.C.V.    | HEMPHILL THEOLA K IRREVOCABLE TRUST |
| Property Class: 251 |                     | 6375 S KRULL LN                     |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

GLEN CRAFT VILLAS - 7 - RENTAL HOUSES EXPLORE OUR VILLASSEA BREEZE DRIFTWOOD  
 WHITECAP LAKESIDE SHIPMATE RANCHETTE LEELANAU FARM FOR INFORMATION OR  
 RESERVATIONS CONTACT [HTTP://WWW.GLENCRAFTVILLAS.COM/](http://www.glencraftvillas.com/) CHRIS EMAIL:  
 GLENCRAFTVILLAS@HOTMAIL.COM PHONE: 231-334-3969 FAX: 231-334-3969 SUMMER  
 SEASON: GLEN CRAFT VILLAS PO BOX 38 GLEN ARBOR, MI 49636 OFF SEASON CONTACT:  
 CHRISTIAN KRULL GLEN CRAFT VILLAS 1202 BLUFF CREEK CIRCLE NEW BRAUNFELS, TX  
 78130 512-787-9285

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-127-39  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-129-00                      2026 Est. T.C.V.                      DTE GAS COMPANY  
 Property Class: 551  
 Map #:                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

DBA: MICHCON GAS LOCATION: NATURE OF BUSINESS: PERSONAL PROPERTY:

<< 2026 Statement (Current Year Statement) >>

Bought Office  
 During Elec., etc.  
 2024 202\*64%  
 2023 1,321\*55%  
 2022 707\*49%  
 2021 184\*44%  
 2020 418\*41%  
 2019 562\*38%  
 2018 5,916\*35%  
 2017 26,157\*33%  
 2016 127\*31%  
 2015 4,359\*29%  
 2014 1,205\*28%  
 2013 42,787\*26%  
 Prior  
 Total 83,945  
 TCV-> 25,136

Bought Gas  
 During Distribution  
 2024 688,326\*87%  
 2023 311,152\*81%  
 2022 219,408\*76%  
 2021 176,550\*71%  
 2020 352,980\*67%  
 2019 216,074\*63%  
 2018 313,796\*59%  
 2017 224,028\*55%  
 2016 247,578\*51%  
 2015 27,833\*47%  
 2014 49,809\*43%  
 2013 129,491\*39%  
 2012 81,180\*35%  
 2011 125,504\*32%  
 Prior 2,378,768\*32%  
 Total 5,542,477  
 TCV-> 2,865,003

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 149,999       | 50   | 75,000     |
| 15 & 16. Cable, Utility & Cellular Assets     | 5,542,477     | TBL  | 2,865,003  |
| Solar Energy                                  | 0             | 100  | 0          |

Total Cost New= 5,776,421    TCV= 2,965,139    Assessed Value= 1,482,600

2026 Est. T.C.V. 006-900-129-00 = 2,965,139

Est. TCV/Total Floor Area = 13178.40

|                         |           |           |              |                |         |
|-------------------------|-----------|-----------|--------------|----------------|---------|
| 2025 Assessed           | MBOR      | S.E.V.    | Base for Cap | IRM            |         |
| 1,558,100               | 1,558,100 | 1,558,100 | 1,558,100    | 2.70           |         |
| 2026 New Eq. Adjustment | Loss      |           | Additions    | Tax Adjustment | Losses  |
| 0                       | 0         | 75,500    | 0            | -75,500        | 0       |
| 2026 Assessed           | MBOR      | S.E.V.    | Capped       | ->Taxable<-    | PRE/MBT |
| 1,482,600               | 1,482,600 | 1,482,600 | 1,482,600    | 1,482,600      | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-900-136-00   | 2026 Est. T.C.V.    | DEVETTE & FORD INS AGY INC |
| Property Class: 251 |                     | 6669 W WESTERN AVE         |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

DBA: DEVETTE & FORD INSURANCE AGENCY LOCATION: 6669 W WESTERN AVE GLEN 334-3022

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-136-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-136-04  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

HEART HOMES INC  
 6665 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-136-04  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-138-00  
Property Class: 251  
Map #:

2026 Est. T.C.V.  
GLEN ARBOR TOWNSHIP

SPECTRUM MID-AMERICA LLC  
GLEN ARBOR, MI 49636

DBA: CHARTER COMMUNICATIONS LOCATION: CABLE PLANT IN TOWNSHIP NATURE OF  
BUSINESS: CABLE TV SERVICE PERSONAL PROPERTY: GENERAL

| << 2026 Statement (Current Year Statement) >> |             |        |            |
|-----------------------------------------------|-------------|--------|------------|
| Bought                                        | Office      | Bought | Computer   |
| During                                        | Elec., etc. | During | Equipment  |
| 2024                                          |             | 2024   | 48,007*44% |
| 2023                                          |             | 2023   | 43,271*32% |
| 2022                                          |             | 2022   | 46,213*24% |
| 2021                                          |             | 2021   | 36,734*19% |
| 2020                                          |             | 2020   | 26,236*15% |
| 2019                                          |             | 2019   | 21,116* 8% |
| 2018                                          |             | Prior  | 57,188* 8% |
| 2017                                          |             | Total  | 278,765    |
| 2016                                          |             | TCV->  | 63,239     |
| 2012                                          | 3,419*25%   |        |            |
| Prior                                         |             |        |            |
| Total                                         | 3,419       |        |            |
| TCV->                                         | 855         |        |            |

| Bought | Table       | Table       | Bought | Table      |
|--------|-------------|-------------|--------|------------|
| During | G1          | G2          | During | G4         |
| 2024   | 38,860*77%  | 3,059*77%   | 2024   | 9*84%      |
| 2023   | 48,172*65%  | 24,175*65%  | 2023   | 548*74%    |
| 2022   | 110,442*55% | 152,954*55% | 2022   |            |
| 2021   | 42,807*46%  | 41,657*46%  | 2021   | 1,604*55%  |
| 2020   | 57,694*39%  | 8,181*39%   | 2020   | 1,117*37%  |
| 2019   | 43,132*33%  | 381*33%     | 2019   | 15,247*24% |
| 2018   | 37,856*27%  |             | 2018   | 16,224*18% |
| 2017   | 65,344*23%  |             | 2017   | 28,004*14% |
| 2016   | 61,562*19%  |             | Prior  | 99,094*10% |
| 2015   | 58,245*16%  |             | Total  | 161,847    |
| 2014   | 53,893*14%  |             | TCV->  | 22,118     |
| 2013   | 77,619*12%  |             |        |            |
| 2012   | 20,309*10%  |             |        |            |
| 2011   | 8,768*8%    |             |        |            |
| 2010   | 2,998*7%    |             |        |            |
| 2009   | 3,888*6%    |             |        |            |
| 2008   | 4,345*5%    |             |        |            |
| 2007   | 12,200*5%   |             |        |            |
| 2006   | 6,634*5%    |             |        |            |
| 2005   | 5,444*5%    |             |        |            |
| 2004   | 16,724*5%   |             |        |            |
| 2003   | 39,659*5%   |             |        |            |
| 2002   | 158,687*5%  |             |        |            |
| Prior  |             |             |        |            |
| Total  | 975,282     | 230,407     |        |            |
| TCV->  | 256,537     | 147,564     |        |            |

| Bought | Table     |
|--------|-----------|
| During | G5        |
| 2024   | 119*84%   |
| 2023   | 308*74%   |
| 2022   | 5,286*66% |
| 2021   | 248*55%   |
| 2020   | 113*45%   |
| 2019   | 2,243*34% |
| Prior  |           |
| Total  | 8,317     |
| TCV->  | 4,767     |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |

Parcel Number: 45-006-900-138-00

Page: 2

|                                           |           |     |         |
|-------------------------------------------|-----------|-----|---------|
| Section M. Leasehold Improvements         | 0         | TBL | 0       |
| Section N. Buildings on Leased Land       | 0         | TBL | 0       |
| Section O. Rental Information             | 0         | 100 | 0       |
| 13. Idle Equipment                        | 0         | TBL | 0       |
| 14. Construction in Progress              | 0         | 50  | 0       |
| 15 & 16. Cable, Utility & Cellular Assets | 1,375,853 | TBL | 430,986 |
| Solar Energy                              | 0         | 100 | 0       |

Total Cost New= 1,658,037    TCV= 495,080    Assessed Value= 247,500

2026 Est. T.C.V. 006-900-138-00

= 495,080

Est. TCV/Total Floor Area = 2200.36

|                         |         |           |                |             |         |  |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 2025 Assessed           | MBOR    | S.E.V.    | Base for Cap   | IRM         |         |  |
| 262,900                 | 293,500 | 293,500   | 293,500        | 2.70        |         |  |
| 2026 New Eq. Adjustment | Loss    | Additions | Tax Adjustment | Losses      |         |  |
| 0                       | 0       | 46,000    | 0              | -46,000     | 0       |  |
| 2026 Assessed           | MBOR    | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |  |
| 247,500                 | 247,500 | 247,500   | 247,500        | 247,500     | 247,500 |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-139-00   | 2026 Est. T.C.V.    | GOOD HARBOR GRILL    |
| Property Class: 251 |                     | 6584 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: GOOD HARBOR GRILL INC LOCATION: 6584 & 6588 W WESTERN AVE NATURE OF  
 BUSINESS: RESTAURANT PERSONAL PROPERTY: GENERAL GOOD HARBOR GRILL CASUAL  
 RESTAURANT FEATURING FRESH AND LOCALLY GROWN FOODS. THREE FULL MENUS A DAY.  
 PRIZE WINNING SOUPS, SANDWICHES AND SALADS. FRESH SEAFOOD A DINNER SPECIALTY.  
 VEGETARIAN ENTREES FOR BREAKFAST, LUNCH & DINNER. BEER, WINE, COCKTAILS.  
 SEASONAL ADDRESS: 6584 WESTERN AVENUE PO BOX 469 GLEN ARBOR, MI 49636 PHONE:  
 231-334-3555 FAX: EMAIL: GHG@CENTURYTEL.NET WEB SITE: WWW.GLENARBORWEST.COM

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-139-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-139-03  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

GOOD HARBOR GRILL II LLC  
 6584 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-139-03  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                             |
|---------------------|---------------------|-----------------------------|
| 45-006-900-142-00   | 2026 Est. T.C.V.    | LEELANAU COFFEE ROASTING CO |
| Property Class: 251 |                     | 6445 W WESTERN AVE          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636        |

DBA: LEELANAU COFFEE ROASTING CO LOCATION: 6026 S LAKE ST NATURE OF BUSINESS:  
 COFFEE ROASTING WHOLESALE/RETAIL PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-142-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-142-03   | 2026 Est. T.C.V.    | RICHARDS SONJA & BRET |
| Property Class: 251 |                     | 6445 W WESTERN AVE    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

## COMMERCIAL PERSONAL

## &lt;&lt; 2026 Statement (Current Year Statement) &gt;&gt;

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |   |      |   |                 |   |
|-----------------|---|------|---|-----------------|---|
| Total Cost New= | 0 | TCV= | 0 | Assessed Value= | 0 |
|-----------------|---|------|---|-----------------|---|

2026 Est. T.C.V. 006-900-142-03

= 0

Est. TCV/Total Floor Area = 0.00

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-145-00   | 2026 Est. T.C.V.    | COLDWELL BANKER      |
| Property Class: 251 |                     | 6572 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: COLDWELL BANKER SCHMIDT REALTORS LOCATION: GLEN ARBOR NATURE OF BUSINESS:  
REAL ESTATE BROKERS PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>

| Bought<br>During<br>2019<br>2018<br>Prior<br>Total<br>TCV-> | Furniture<br>& Fixtures<br>5,000*42%<br>110*37% | Machinery<br>& Equipment<br>5,000*45% | Office<br>Elec., etc.<br>5,000*38% |
|-------------------------------------------------------------|-------------------------------------------------|---------------------------------------|------------------------------------|
|                                                             | 5,110                                           | 5,000                                 | 5,000                              |
|                                                             | 2,141                                           | 2,250                                 | 1,900                              |

| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
|-----------------------------------------------|---------------|------|------------|
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |        |      |       |                 |       |
|-----------------|--------|------|-------|-----------------|-------|
| Total Cost New= | 15,110 | TCV= | 6,291 | Assessed Value= | 3,100 |
|-----------------|--------|------|-------|-----------------|-------|

|                                 |   |       |
|---------------------------------|---|-------|
| 2026 Est. T.C.V. 006-900-145-00 | = | 6,291 |
|---------------------------------|---|-------|

Est. TCV/Total Floor Area = 27.96

|                         |       |        |              |                |         |  |
|-------------------------|-------|--------|--------------|----------------|---------|--|
| 2025 Assessed           | MBOR  | S.E.V. | Base for Cap | IRM            |         |  |
| 3,400                   | 3,400 | 3,400  | 3,400        | 2.70           |         |  |
| 2026 New Eq. Adjustment |       | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                       | 0     | 300    | 0            | 0              | 300     |  |
| 2026 Assessed           | MBOR  | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 3,100                   | 3,100 | 3,100  | 3,100        | 3,100          | 3,100   |  |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-900-148-01   | 2026 Est. T.C.V.    | HIGH WATER HOLDINGS LLC |
| Property Class: 251 |                     | 6281 W WESTERN AVE      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-148-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                                   |
|---------------------|---------------------|-----------------------------------|
| 45-006-900-155-00   | 2026 Est. T.C.V.    | WALTER & NISONGER INVESTMENTS INC |
| Property Class: 251 |                     | 5998 W RIVER RD                   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636              |

DBA: HOME CARE MANAGEMENT CO LOCATION: 5998 SW MANITOU TR, GLEN ARBOR NATURE OF  
 BUSINESS: PROPERTY MANAGEMENT PERSONAL PROPERTY: GENERAL 334.4100

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-155-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-156-02   | 2026 Est. T.C.V.    | CABIN FEVER          |
| Property Class: 251 |                     | 5917 MANITOU BLVD    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: CABIN FEVER - RETAIL SHOPT 5917 MANITOU TRL 334.6699

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-156-02  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-156-03   | 2026 Est. T.C.V.    | EVOLVE               |
| Property Class: 251 |                     | 5917 MANITOU BLVD    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA EVOLVE - VILLAGE SAMPLER 334.6699

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-156-03  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-156-07   | 2026 Est. T.C.V.    | GLEN LAKE CHAMBER OF COMMERCE |
| Property Class: 251 |                     | 6298 W WESTERN AVE            |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-156-07  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-156-08   | 2026 Est. T.C.V.    | BAY WEAR INC         |
| Property Class: 251 |                     | 5919 S RAY ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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 COMMERCIAL PERSONAL PROPERTY
 

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-156-08  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 45-006-900-161-01   | 2026 Est. T.C.V.    | AB A2 HOSPITALITY LLC |
| Property Class: 251 |                     | 6680 W WESTERN AVE    |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636  |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-161-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



45-006-900-162-02  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

HOPPER MICHAEL  
 6654 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-162-02  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-164-00   | 2026 Est. T.C.V.    | TRI GAS DISTRIBUTING |
| Property Class: 251 |                     |                      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: TRI-GAS DISTRIBUTING COMPANY LOCATION: NATURE OF BUSINESS: PROPANE RETAIL  
 PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |      |        |              |                |         |
|----------------------------------|------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-164-00  |      |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |      |        |              |                |         |
| 2025 Assessed                    | MBOR | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0    | 0      | 0            | 2.70           |         |
| 2026 New Eq. Adjustment          |      | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0    | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0    | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-165-00   | 2026 Est. T.C.V.    | FERRELLGAS INC       |
| Property Class: 251 |                     |                      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

DBA: FERRELLGAS INC LOCATION: GLEN ARBOR TOWNSHIP NATURE OF BUSINESS: RETAIL  
 PROPANE GAS PERSONAL PROPERTY: GENERAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-165-00  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-176-03   | 2026 Est. T.C.V.    | WARNES ELSIE M TRUST |
| Property Class: 251 |                     | 5921 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-176-03  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                                  |
|---------------------|---------------------|----------------------------------|
| 45-006-900-180-01   | 2026 Est. T.C.V.    | CRYSTAL RIVER INVESTMENTS IV LLC |
| Property Class: 251 |                     | 6548 W WESTERN AVE               |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636             |

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COMMERCIAL PERSONAL PROPERTY

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## &lt;&lt; 2026 Statement (Current Year Statement) &gt;&gt;

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |   |      |   |                 |   |
|-----------------|---|------|---|-----------------|---|
| Total Cost New= | 0 | TCV= | 0 | Assessed Value= | 0 |
|-----------------|---|------|---|-----------------|---|

---

|                                 |   |   |
|---------------------------------|---|---|
| 2026 Est. T.C.V. 006-900-180-01 | = | 0 |
|---------------------------------|---|---|

|                             |      |
|-----------------------------|------|
| Est. TCV/Total Floor Area = | 0.00 |
|-----------------------------|------|

|                         |      |           |                |             |         |
|-------------------------|------|-----------|----------------|-------------|---------|
| 2025 Assessed           | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                       | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                       | 0    | 0         | 0              | 0           |         |
| 2026 Assessed           | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                       | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                               |
|---------------------|---------------------|-------------------------------|
| 45-006-900-184-01   | 2026 Est. T.C.V.    | THE INN AND TRAIL GOURMET LLC |
| Property Class: 251 |                     | 6453 W WESTERN AVE            |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636          |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-184-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-184-10   | 2026 Est. T.C.V.    | HAYSTACKS LLC        |
| Property Class: 251 |                     | 6453 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | BIRMINGHAM, MI 48009 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-184-10  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-900-196-00   | 2026 Est. T.C.V.    | GORDON FOOD SERVICE INC |
| Property Class: 251 |                     | 1 WOODRIDGE RD          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

GORDON FOOD SERVICES: PERSONAL PROPERTY: BOONE DOCKS, WESTERN AVE GRILL, GOOD  
HARBOR GRILL, ARTS TAVERN, HOMESTEAD

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |      |                |              |             |                |        |
|----------------------------------|------|----------------|--------------|-------------|----------------|--------|
| 2026 Est. T.C.V. 006-900-196-00  |      |                |              | =           | 0              |        |
| Est. TCV/Total Floor Area = 0.00 |      |                |              |             |                |        |
| 2025 Assessed                    | MBOR | S.E.V.         | Base for Cap | IRM         |                |        |
| 0                                | 0    | 0              | 0            | 2.70        |                |        |
| 2026                             | New  | Eq. Adjustment | Loss         | Additions   | Tax Adjustment | Losses |
| 0                                | 0    | 0              | 0            | 0           | 0              | 0      |
| 2026 Assessed                    | MBOR | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |        |
| 0                                | 0    | 0              | 0            | 0           | 0              |        |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-203-01   | 2026 Est. T.C.V.    | GLEN LODGE LLC       |
| Property Class: 251 |                     | 7953 S GLEN LAKE RD  |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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 COMMERCIAL PERSONAL PROPERTY
 

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-203-01  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

45-006-900-203-15  
 Property Class: 251  
 Map #: 72

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

HILL HAVEN COTTAGES  
 7982 S GLEN LAKE RD  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-203-15  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

45-006-900-203-19  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

VIASAT INC  
 8097 S GLEN LAKE RD  
 GLEN ARBOR, MI 49636

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |      |                |              |             |                |
|----------------------------------|------|----------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-203-19  |      |                |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |      |                |              |             |                |
| 2025 Assessed                    | MBOR | S.E.V.         | Base for Cap | IRM         |                |
| 0                                | 0    | 0              | 0            | 2.70        |                |
| 2026                             | New  | Eq. Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0    | 0              | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR | S.E.V.         | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0    | 0              | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-205-00   | 2026 Est. T.C.V.    | J3B LLC              |
| Property Class: 251 |                     | 6391 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-205-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-206-00   | 2026 Est. T.C.V.    | ARCTIC GLACER INC    |
| Property Class: 251 |                     | W WESTERN AVE        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL PROPERTY

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-206-00  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-208-00   | 2026 Est. T.C.V.    | AMERICAN WASTE INC   |
| Property Class: 251 |                     | W WESTERN AVE        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-208-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-210-00   | 2026 Est. T.C.V.    | SUPERIOR PLUS ENERGY |
| Property Class: 251 |                     | 6394 W WESTERN AVE   |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-210-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-530-09   | 2026 Est. T.C.V.    | PEPPLER LINDA CPA    |
| Property Class: 251 |                     | 6266 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

LINDA L. PEPPLER, CPA CERTIFIED PUBLIC ACCOUNTANT. ACCOUNTING, TAX, E-FILE  
AND PAYROLL SERVICES. TAX AND FINANCIAL PLANNING. QUICKBOOKS PRO AND COMPUTER  
CONSULTING. ADDRESS: 6266 S. LAKE ST. PO BOX 420 GLEN ARBOR, MI 49636 PHONE:  
231-334-7585 FAX: 231-334-8084 EMAIL: LPEPPLER@CENTURYTEL.NET WEB SITE:

<< 2026 Statement (Current Year Statement) >>  
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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-530-09  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                                     |
|---------------------|---------------------|-------------------------------------|
| 45-006-900-549-00   | 2026 Est. T.C.V.    | CAMP FIREFLY CONDOMINIUM ASSOCIATIO |
| Property Class: 251 |                     | 1 CAMP FIREFLY                      |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636                |

CAMP FIRE FLY - COMMERCIAL PERSONAL PROPERTY

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-549-00  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

45-006-900-600-10  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

DE LAGE LANDEN FINANCIAL SERVICES I  
 7688 W HARBOR HWY  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-600-10  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-661-04   | 2026 Est. T.C.V.    | FOREST GALLERY LLC   |
| Property Class: 251 |                     | 6023 S LAKE ST       |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

FOREST GALLERY ARTS AND CRAFTS STYLE IN THE NORTH. ENJOY OUR LOVELY RETREAT NEXT TO THE POND AND CEDAR TREES. YOU WILL FIND BOTH DECORATIVE AND USEFUL HAND-MADE NORTH AMERICAN POTTERY ALONG WITH AN ARRAY OF OTHER ORIGINAL AND OUT OF THE ORDINARY TILE, METALS AND REGIONAL PAINTINGS; PIECES TO ENHANCE YOUR LIFE OR HOME. OPEN DAILY, SPRING, SUMMER AND FALL ON LAKE STREET. FIND US JUST SOUTH OF ART'S TAVERN AND THE COTTAGE BOOKSHOP. ADDRESS: 6023 S. LAKE ST. PO BOX 340 GLEN ARBOR, MI 49636 PHONE: 231-334-3179 FAX: EMAIL: LAKESTREETART@CHARTER.NET WEB SITE: WWW.LAKESTREETSTUDIOSGLENARBOR.COM

<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-661-04  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                         |
|---------------------|---------------------|-------------------------|
| 45-006-900-661-05   | 2026 Est. T.C.V.    | LAKE STREET STUDIOS LLC |
| Property Class: 251 |                     | 6023 S LAKE ST          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636    |

LAKE STREET STUDIOS ADDRESS: 6023 S. LAKE ST. PO BOX 340 GLEN ARBOR, MI 49636  
 PHONE: 231-334-3179 FAX: EMAIL: LAKESTREETART@CHARTER.NET WEB SITE:  
 WWW.LAKESTREETSTUDIOSGLENARBOR.COM

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |  |
|----------------------------------|--------------------|--------|--------------|----------------|---------|--|
| 2026 Est. T.C.V. 006-900-661-05  |                    |        |              | =              | 0       |  |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |  |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |  |
| 0                                | 0                  | 0      | 0            | 2.70           |         |  |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |  |



|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-663-08   | 2026 Est. T.C.V.    | RIVER CLUB LLC       |
| Property Class: 251 |                     | 5963 S OAK ST        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

## COMMERCIAL PERSONAL

## &lt;&lt; 2026 Statement (Current Year Statement) &gt;&gt;

|                                               |               |      |            |
|-----------------------------------------------|---------------|------|------------|
| Pages 3 to 4. Other Personal Property         | Claimed Value | Depr | Depr.Value |
| Section G. Other Assessable Personal Property | 0             | 100  | 0          |
| Section H. Assessable Tools                   | 0             | 100  | 0          |
| Section I. Qualified Personal Property        | 0             | 100  | 0          |
| Section M. Leasehold Improvements             | 0             | TBL  | 0          |
| Section N. Buildings on Leased Land           | 0             | TBL  | 0          |
| Section O. Rental Information                 | 0             | 100  | 0          |
| 13. Idle Equipment                            | 0             | TBL  | 0          |
| 14. Construction in Progress                  | 0             | 50   | 0          |
| 15 & 16. Cable, Utility & Cellular Assets     | 0             | TBL  | 0          |
| Solar Energy                                  | 0             | 100  | 0          |

|                 |   |      |   |                 |   |
|-----------------|---|------|---|-----------------|---|
| Total Cost New= | 0 | TCV= | 0 | Assessed Value= | 0 |
|-----------------|---|------|---|-----------------|---|

|                                  |      |           |                |             |         |
|----------------------------------|------|-----------|----------------|-------------|---------|
| 2026 Est. T.C.V. 006-900-663-08  |      |           |                | =           | 0       |
| Est. TCV/Total Floor Area = 0.00 |      |           |                |             |         |
| 2025 Assessed                    | MBOR | S.E.V.    | Base for Cap   | IRM         |         |
| 0                                | 0    | 0         | 0              | 2.70        |         |
| 2026 New Eq. Adjustment          | Loss | Additions | Tax Adjustment | Losses      |         |
| 0                                | 0    | 0         | 0              | 0           |         |
| 2026 Assessed                    | MBOR | S.E.V.    | Capped         | ->Taxable<- | PRE/MBT |
| 0                                | 0    | 0         | 0              | 0           | 0       |

|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-900-700-01   | 2026 Est. T.C.V.    | HUGHES NETWORK SYSTEMS LLC |
| Property Class: 251 |                     | 6997 S GLEN LAKE RD        |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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 COMMERCIAL PERSONAL PROPERTY
 

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-700-01  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

|                     |                     |                      |
|---------------------|---------------------|----------------------|
| 45-006-900-700-13   | 2026 Est. T.C.V.    | GLEN LAKE YACHT CLUB |
| Property Class: 251 |                     | 6617 S SUNSET DR     |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636 |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-700-13  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |



|                     |                     |                            |
|---------------------|---------------------|----------------------------|
| 45-006-900-738-08   | 2026 Est. T.C.V.    | HOUTTEMAN LEE J & PAMELA M |
| Property Class: 251 |                     | 6296 W COTTAGE LN          |
| Map #:              | GLEN ARBOR TOWNSHIP | GLEN ARBOR, MI 49636       |

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COMMERCIAL PERSONAL

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<< 2026 Statement (Current Year Statement) >>  
Form 5076 Accepted

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|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-738-08  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

ARABELLA LLC  
6640 W WESTERN AVE  
GLEN ARBOR, MI 49636

<< 2026 Statement (Current Year Statement) >>

Total Cost New= 149      TCV= 57      Assessed Value= 0

|      |          |                |        |           |                |         |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | 2.70           |         |
|      |          | 0              | 0      | 0         |                | 0       |
| 2026 | New      | Eq. Adjustment | Loss   | Additions | Tax Adjustment | Losses  |
|      |          | 0              | 0      | 0         | 0              | 0       |
| 2026 | Assessed | MBOR           | S.E.V. | Capped    | ->Taxable<-    | PRE/MBT |
|      |          | 0              | 0      | 0         | 0              | 0       |

45-006-900-790-45  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

GREAT LAKES TEA & SPICE  
 6640 W WESTERN AVE  
 GLEN ARBOR, MI 49636

GREAT LAKES TEA & SPICE GREAT LAKES TEA & SPICE CO.

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |         |            |              |             |                |
|----------------------------------|---------|------------|--------------|-------------|----------------|
| 2026 Est. T.C.V. 006-900-790-45  |         |            |              | =           | 0              |
| Est. TCV/Total Floor Area = 0.00 |         |            |              |             |                |
| 2025 Assessed                    | MBOR    | S.E.V.     | Base for Cap | IRM         |                |
| 0                                | 0       | 0          | 0            | 2.70        |                |
| 2026                             | New Eq. | Adjustment | Loss         | Additions   | Tax Adjustment |
| 0                                | 0       | 0          | 0            | 0           | 0              |
| 2026 Assessed                    | MBOR    | S.E.V.     | Capped       | ->Taxable<- | PRE/MBT        |
| 0                                | 0       | 0          | 0            | 0           | 0              |

45-006-900-790-47  
 Property Class: 251  
 Map #:

2026 Est. T.C.V.  
 GLEN ARBOR TOWNSHIP

TRACEY & FOX LAW FIRM  
 6610 W WESTERN AVE  
 GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL

<< 2026 Statement (Current Year Statement) >>  
 Form 5076 Accepted

|                                  |                    |        |              |                |         |
|----------------------------------|--------------------|--------|--------------|----------------|---------|
| 2026 Est. T.C.V. 006-900-790-47  |                    |        |              | =              | 0       |
| Est. TCV/Total Floor Area = 0.00 |                    |        |              |                |         |
| 2025 Assessed                    | MBOR               | S.E.V. | Base for Cap | IRM            |         |
| 0                                | 0                  | 0      | 0            | 2.70           |         |
| 2026                             | New Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |
| 0                                | 0                  | 0      | 0            | 0              | 0       |
| 2026 Assessed                    | MBOR               | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |
| 0                                | 0                  | 0      | 0            | 0              | 0       |

L1186 P716/13. BOTTOMLANDS AGREEMENT AS-085-A PARCEL OF UNFILLED LAKE MICHIGAN  
BOTTOMLANDS ADJACENT & CONTIGUOUS TO SEC 3 T30N R15W GOVT LOT 4 'SOUTH MANITOU  
ISLAND DESCR AS: COMMENCING AT A BENCH MARK (ELEVATION 533.11 IGLD 1955) WHICH  
CONSISTS OF A CHISELED SQUARE ON THE SOUTHEAST CORNER OF A 12 FT X 5 FT CONCRETE  
SLAB LOCATED AT THE SOUTHEAST CORNER OF HISTORIC US COAST GUARD BOATHOUSE THENCE  
DUE NORTH 240 FT TO APPROX ORDINARY HIGH WATER MARK OF LAKE MICHIGAN AS FOB  
THENCE EAST 20 FT THENCE NORTH 330 FT THENCE DUE WEST 200 FT THENCE SOUTH 320  
FT THENCE EAST 180 FT TO POB SEC 3 T30N R15W 1.50 A M/L.

\* Factors \*

|      |                           |                |        |              |                |         |   |
|------|---------------------------|----------------|--------|--------------|----------------|---------|---|
| 2026 | Est. T.C.V.               | 006-910-001-00 |        |              |                | =       | 0 |
|      | Est. TCV/Total Floor Area | =              | 0.00   |              |                |         |   |
| 2025 | Assessed                  | MBOR           | S.E.V. | Base for Cap | IRM            |         |   |
|      | 0                         | 0              | 0      | 0            | 2.70           |         |   |
| 2026 | New                       | Eq. Adjustment | Loss   | Additions    | Tax Adjustment | Losses  |   |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |   |
| 2026 | Assessed                  | MBOR           | S.E.V. | Capped       | ->Taxable<-    | PRE/MBT |   |
|      | 0                         | 0              | 0      | 0            | 0              | 0       |   |

